northern beaches council

ATTACHMENT BOOKLET 2

ORDINARY COUNCIL MEETING

TUESDAY 25 FEBRUARY 2020

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12.2 ASSESSMENT OF DRAFT VOLUNTARY PLANNING AGREEMENT - 31 BELLARA AVENUE AND 66 POWDERWORKS ROAD, NORTH NARRABEEN

Attachment : Draft Voluntary Planning Agreement - 31 Bellara Avenue and 66 Powderworks Road, North Narrabeen 581

Towards 2040 Local Strategic Planning Statement 2020

Towards 2040

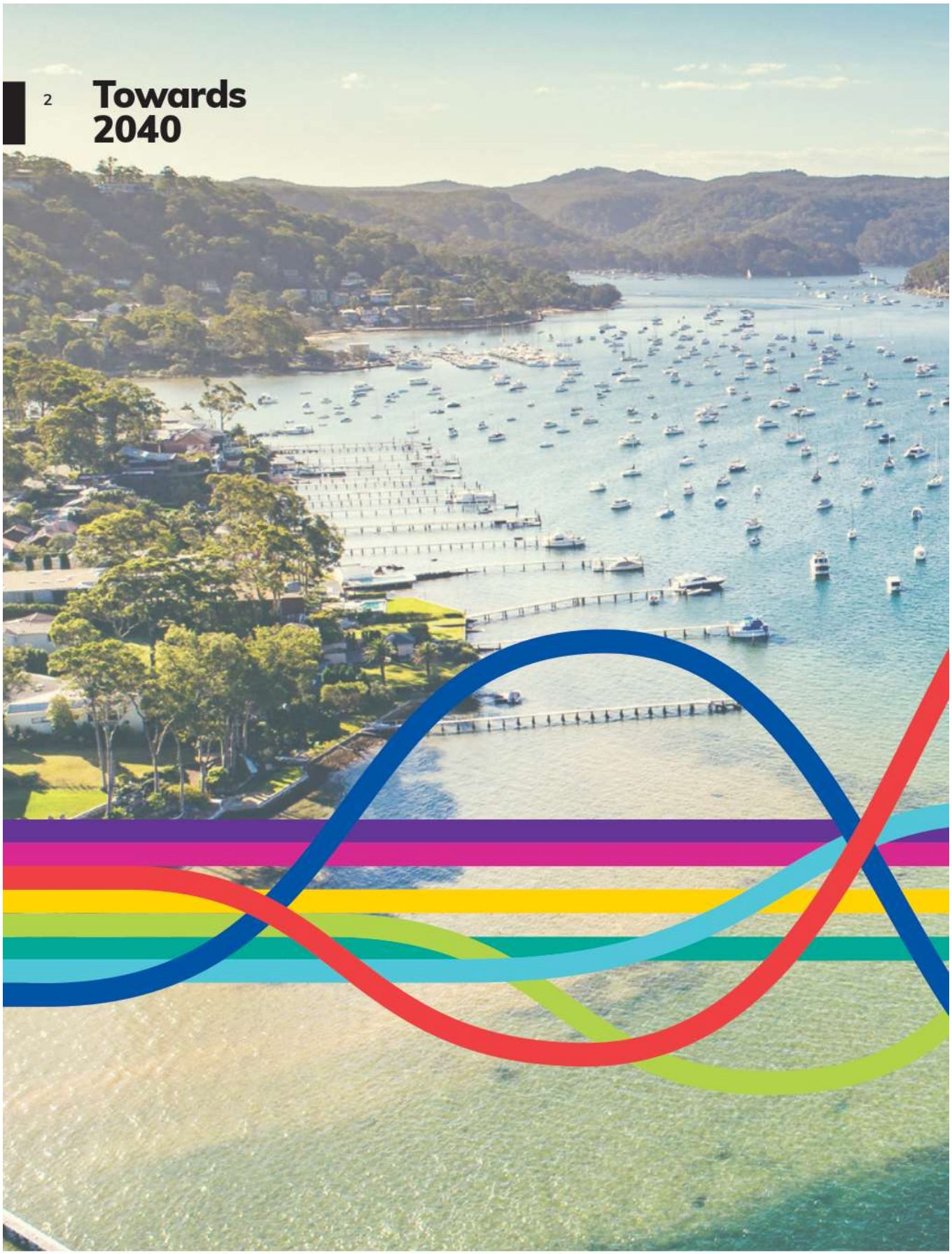
Local Strategic Planning Statement

A 20 year land-use vision for the **Northern Beaches**

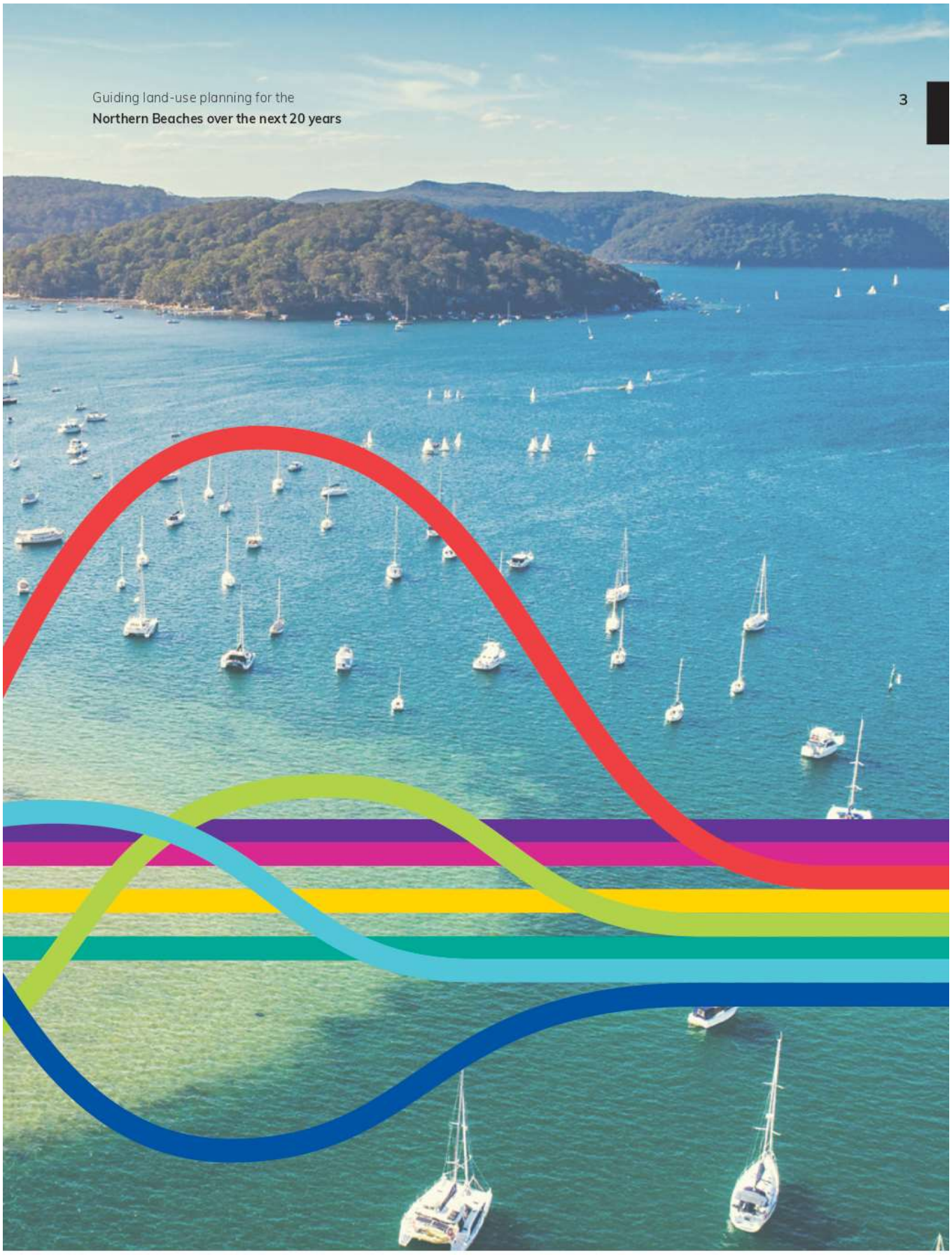
February 2020

northern beaches council

Northern Beaches Council



Towards 2040


Guiding land-use planning for the
Northern Beaches over the next 20 years
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4 Disclaimer

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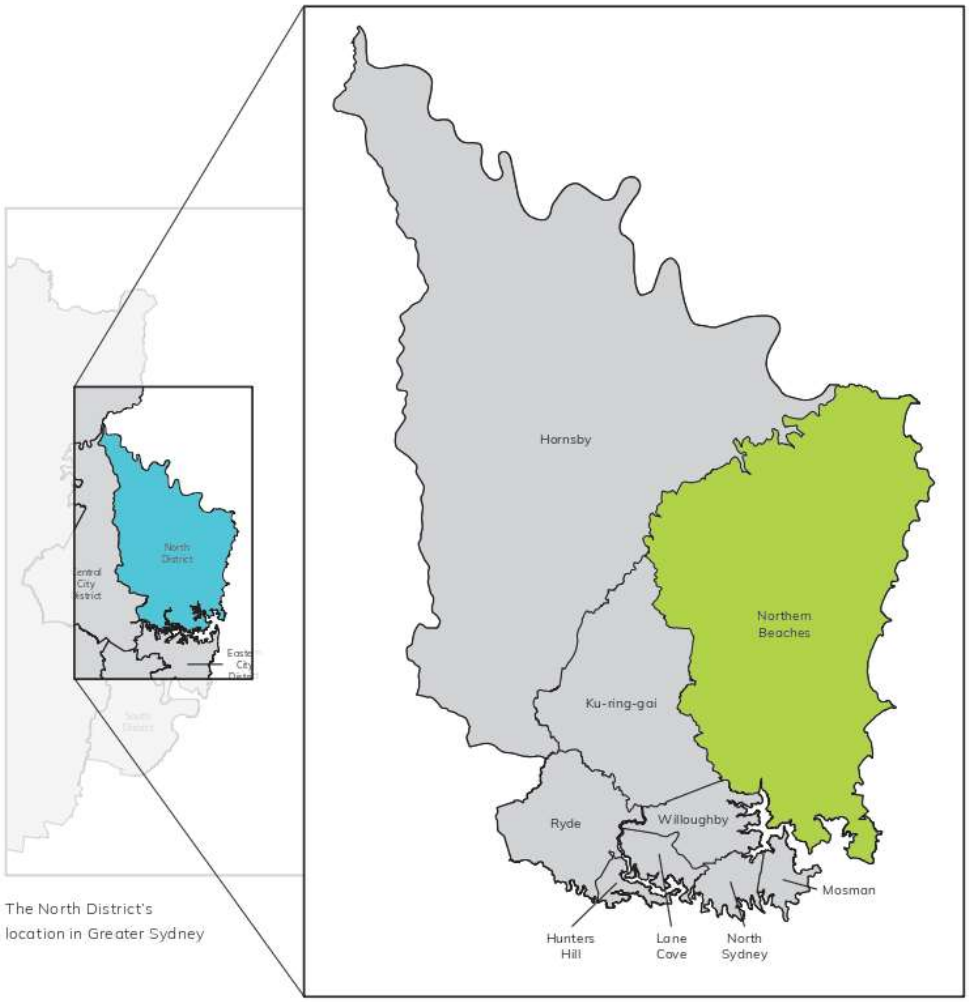
Figure 1
Metropolitan context of the Northern Beaches[1]



The Northern Beaches location in the North District

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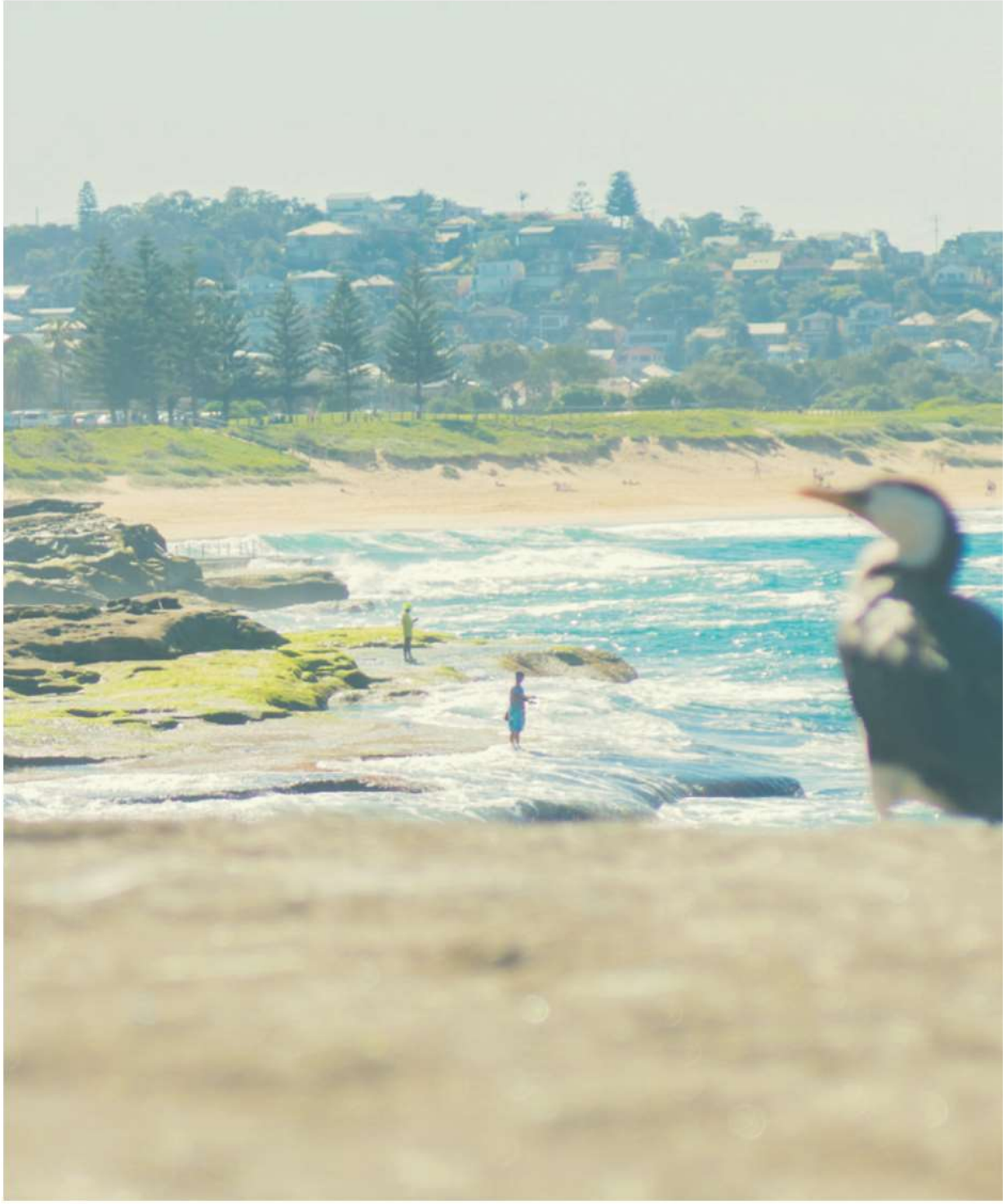

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Towards 2040

We acknowledge the traditional owners of this land and elders past and present. We recognise Aboriginal people as the original custodians of the Northern Beaches. Aboriginal culture is integral to our understanding of belonging, community and care of the land.

Mayor's Message

Like the rest of Greater Sydney, the Northern Beaches is growing. By current trends, an extra 39,000 people will call the Northern Beaches home over the next 20 years.

This local strategic planning statement – *Towards 2040* – is our commitment to making the Northern Beaches an even better place to live in 20 years from now.

Towards 2040 is our roadmap for sustainably managing how we evolve and grow. Change is inevitable. *Towards 2040* allows us to influence how it happens and plan for it responsibly.

It will help us manage future development that is true to our community's vision and in keeping with our lifestyle, environment, local character and community needs.

Towards 2040 underpins our promise to the community in Council's Community Strategic Plan, Shape 2028, to "effectively plan for future growth by balancing regional priorities with local values". We'll review this statement at least every seven years, allowing us to refine our plans and respond to our growing community along the way.

We will always keep looking ahead to address the numerous priorities we have identified in terms of housing, infrastructure, transport and connectivity, heritage, local character, community facilities and services, great places, open space, climate change and the environment.

I am grateful to the hundreds of community members who attended workshops and focus groups, completed surveys and continued the conversations we started with Shape 2028 about the future of the Northern Beaches.

We now have a living document that will evolve as our community does. Your input has been critical and will continue to be. I look forward to sharing the journey ahead with you.

Michael Regan
Mayor

About *Towards 2040*

Towards 2040 is Northern Beaches Council's local strategic planning statement. It guides land use planning for the Northern Beaches over the next 20 years.

Towards 2040 has been prepared in accordance with the requirements of Section 3.9 of the *Environmental Planning and Assessment Act 1979*. It will inform the development of Council's new Local Environmental Plan (LEP) and Development Control Plan (DCP), broader Council policies and strategies, and the assessment of planning proposals for changes to Council's planning controls.

Towards 2040 reflects local values and aspirations, building on the 10-year vision set out in the Community Strategic Plan, Shape 2028. It applies to the whole Northern Beaches Local Government Area (LGA).

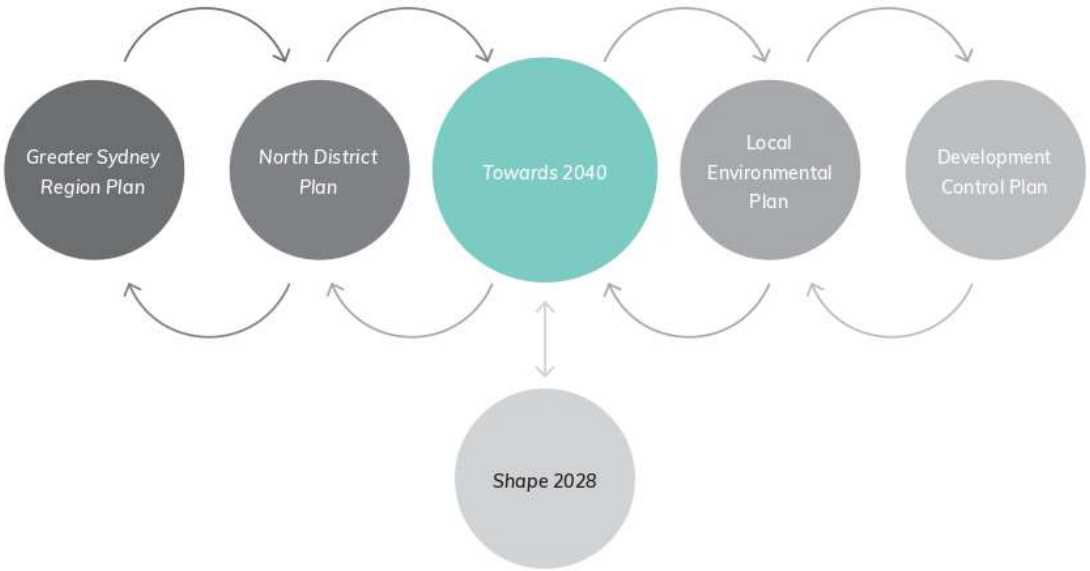
Towards 2040 includes:

- a 20-year vision
- planning priorities that guide local land use planning
- principles that underpin planning priorities and actions
- actions we will take to help achieve the priorities
- measures of success and an implementation program to determine whether priorities have been achieved.

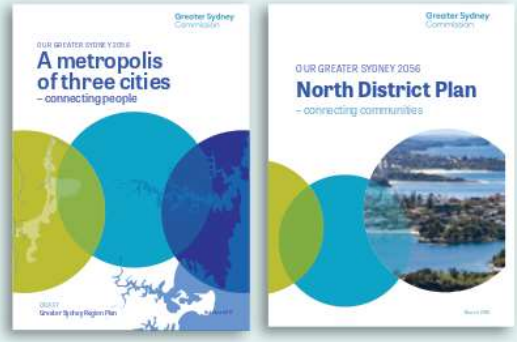
Towards 2040 aligns with the *North District Plan* and *Greater Sydney Region Plan* and acts as the bridge between strategic land use planning at the district level and local statutory planning. *Towards 2040* will be reviewed and updated at least every seven years.

While *Towards 2040* is a 20-year plan it draws on data projections from the 2016 ABS Census, which are to 2036 only.

Figure 2
Strategic planning framework



How we developed *Towards 2040*



The strategic plans that guide the direction for Greater Sydney and the North District

+

Evidence base provided by technical studies, strategies and plans

+

Community and stakeholder engagement including surveys, strategic reference group workshops and focus groups

12

How to read this plan

Local context

- sets out the local strategic planning context for the Northern Beaches

Local vision and structure plan

- outlines our local strategic planning vision for the Northern Beaches

Four themes

- shape the plan based on the influences for the Northern Beaches and North District: sustainability, infrastructure and collaboration, liveability and productivity

Directions

- structure *Towards 2040*'s priorities, principles and actions: landscape, efficiency, resilience, infrastructure and collaboration, people, housing, great places, connectivity, jobs and skills

Planning priorities

- establish focus areas to progress the *Greater Sydney Region Plan* and *North District Plan* as they apply to the Northern Beaches LGA
- help achieve the local and district vision
- are not ordered in priority, as many relate to one another, requiring *Towards 2040* to be read in full

Principles

- are the objectives that underpin the planning priorities

Actions

- represent initiatives and projects that specify how we will achieve the planning priority
- are set against timeframes and the agencies we will partner with or that are responsible for implementation

Measures

- indicate how we will monitor progress towards the directions and planning priorities

Implementation

- sets out how *Towards 2040* will be implemented, monitored, reported and integrated with other Council strategies

Broader planning framework

The priorities, principles and actions are in addition to those in the *Greater Sydney Region Plan* and *North District Plan*. Current legislation and NSW Government-endorsed policies will also apply to projects and initiatives.

Acronyms

Acronyms	Name
AHO	Aboriginal Heritage Office
ALIA	Australian Library Information Association
CHP	Community Housing Provider
DCJ	NSW Department of Communities and Justice
DCP	Development Control Plan
DOE	NSW Department of Education
DPI Fisheries	Department of Primary Industries - Fisheries
EPA	NSW Environment Protection Authority
DPIE	NSW Department of Planning, Infrastructure and Environment
GA	Government Architect NSW
GBCA	Green Building Council of Australia
GSC	Greater Sydney Commission
Heritage DPC	Heritage - the Department of Premier and Cabinet
LEP	Local Environmental Plan
MLALC	Metropolitan Local Aboriginal Land Council
NSLHD	Northern Sydney Local Health District
NSROC	Northern Sydney Regional Organisation of Councils with members: Hunter's Hill; Hornsby Shire; Ku-ring-gai; Lane Cove; Mosman; North Sydney; City of Ryde and Willoughby
NSWALC	NSW Aboriginal Land Council
NSWH	NSW Health
NSW RFS	NSW Rural Fire Service
NPWS	National Parks and Wildlife Services
SNPHN	Sydney North Primary Health Network
SL	State Library NSW
SLSC	Surf Life Saving Clubs
TfNSW	Transport for NSW

Acronyms	Timing
I	Immediate imperative
S	1 - 5 year
M	6 - 10 year
L	11+ year
O	Ongoing

Strategic context

We expect that by 2036, more than 292,000 residents will call the Northern Beaches home. Demographic trends and projections influence planning for housing, jobs, infrastructure, facilities and other services.

The community

The Northern Beaches' population increase of around 39,000 people over the next 20 years represents 3% of Greater Sydney's growth (from 253,000 to 292,000). The population today is older than the Greater Sydney average and we expect this trend to continue. The LGA also has a distinctly lower proportion of young adults compared to Greater Sydney. This could change, provided we can address the outflow of young adults to other areas.

More than 65% of people are of European ancestry and 20% of Australian ancestry. Just half a per cent of the population identify as being of Aboriginal and/or Torres Strait Islander descent. The most multicultural suburbs are Dee Why-North Curl Curl, Beacon Hill-Narraweena and Forestville-Killarney Heights. Most of the LGA is relatively advantaged, with small pockets of disadvantage around Narraweena and Dee Why.

The environment

The Northern Beaches LGA encompasses 254km² and includes urban and natural environments that support an extensive diversity of plants, animals and microorganisms.

A mix of creeks, wetlands, lagoons, estuaries, groundwater and constructed waterways flow into coastal lagoons, beaches or into Sydney Harbour, the Hawkesbury River and Pittwater. The open coast spans over 80 kilometres, with 24 ocean beaches, aquatic reserves, intertidal protection areas and two surfing reserves. Approximately 15,500 hectares of bushland is located in national parks, Council-managed reserves, NSW Government-owned land, schools, golf courses and in private ownership.

The LGA boasts one of the highest urban tree canopy coverages in Greater Sydney and a diversity of open space. It includes scenic and cultural landscapes that form part of the local identity and support the local economy.

Figure 3
Population - Northern Beaches LGA (2016)

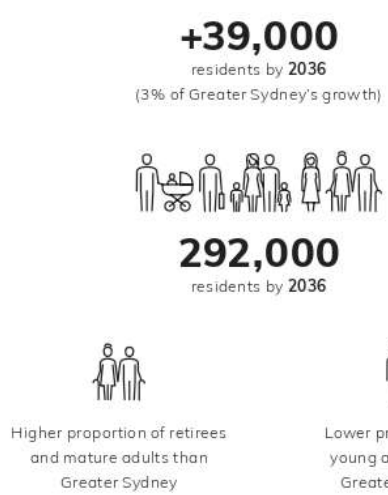


Figure 4
Environment - Northern Beaches LGA

The Metropolitan Rural Area (MRA) and future MRA investigation area provides a buffer to surrounding national parks, supporting environmental conservation, Aboriginal heritage and culture, rural and employment uses and critical infrastructure.

The LGA is particularly vulnerable to natural hazards including bush fire, flooding, landslip, coastal erosion and storms. As the climate changes, exposure to natural hazards such as heatwaves, heavy rainfall, severe bush fire conditions, storm surges, sea-level rise and flooding will increase. Efforts to increase resilience in the community and natural and built environments are needed along with measures to reduce carbon emissions and increase efficiencies in managing energy, water and waste.

Housing

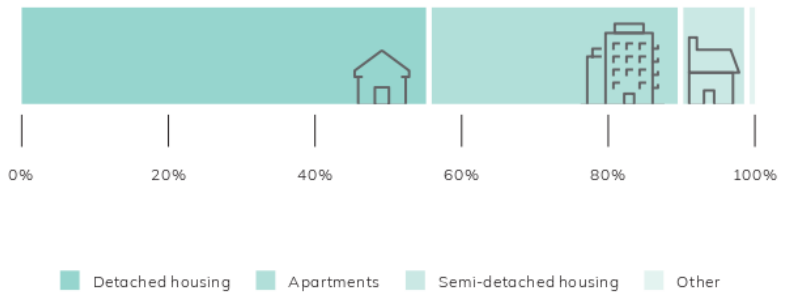
The majority of the LGA's approximately 101,500 dwellings are detached dwellings (around 56% of all dwellings). Based on projected population growth, we need to plan for an additional 11,747 dwellings over the next 20 years. This rate of growth is not extraordinary, representing a similar rate of growth to recent years.

Our five-year housing target (2016-2021) under the *North District Plan* is 3,400 new dwellings. This is likely to be achieved in existing areas, with Warriewood-Mona Vale, Dee Why-North Curl Curl and Narrabeen-Collaroy accommodating most new housing in recent years.

People mainly live along the coast, shaped by access provided by Pittwater Road and reflecting a car-dependent community with limited public transport. Higher density apartment living is more prevalent in places like Dee Why-North Curl Curl, Manly-Fairlight, Freshwater-Brookvale and Narrabeen-Collaroy. In comparison, the provision of detached dwellings is greatest around Frenchs Forest and Mona Vale with semi-detached dwellings the greatest in Warriewood-Mona Vale and Balgowlah-Clontarf-Seaforth.

Most households (38%) are couples with children. Single-person and group households are generally located in areas with apartments, good connectivity and higher migration rates.

Figure 5
Housing types - Northern Beaches LGA 2016



101,500
homes (2016)

Figure 6
Household composition
- Northern Beaches LGA 2016

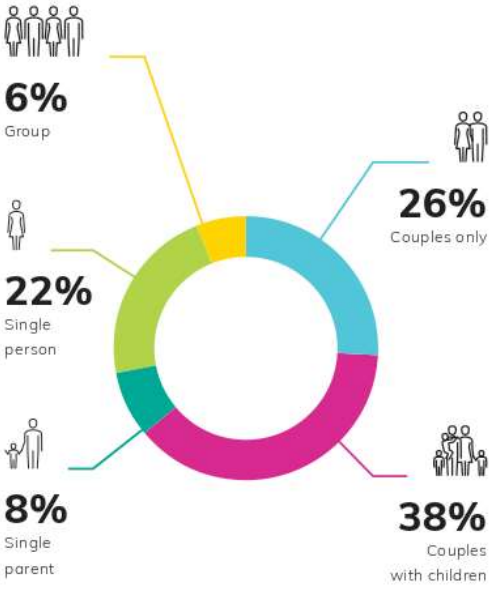
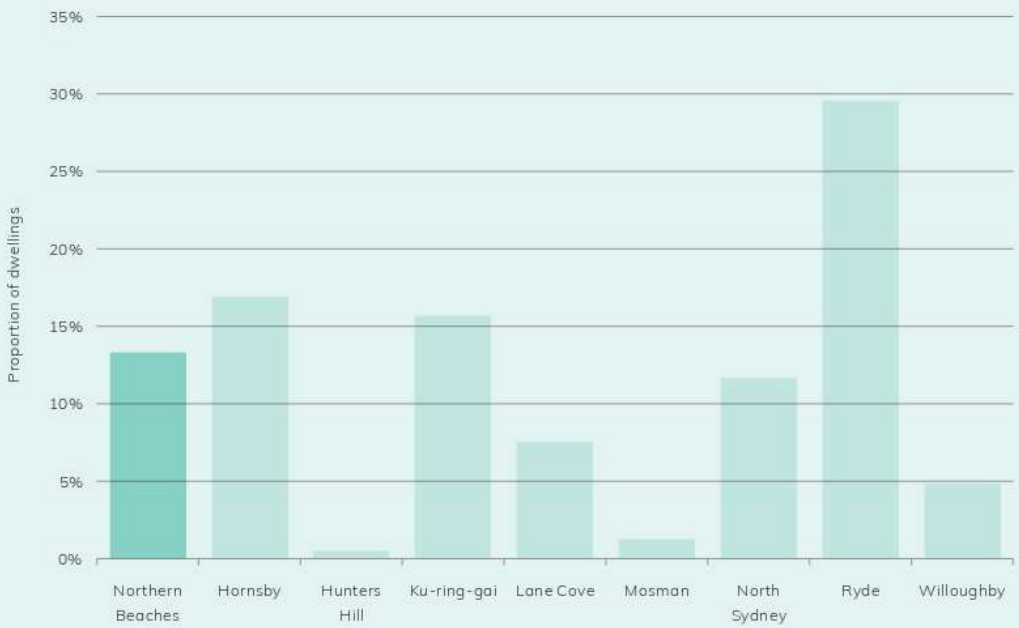


Figure 7
Housing target and estimated demand
- Northern Beaches LGA[2]

Figure 8
Five-year housing targets (2016-21) by LGA - proportion of North District target[1]



Centres and places

Under the *North District Plan*, the LGA contains four strategic centres: Brookvale-Dee Why, Mona Vale, Manly and Frenchs Forest. Brookvale and Dee Why each has distinct characteristics and function as separate, yet complementary places. We identify them as separate centres in *Towards 2040*.

Brookvale is an employment-based centre, supporting one-third of the LGA's jobs. Dee Why is a mixed use centre supporting higher density living.

Mona Vale serves people in the northern end of the peninsula. With mainly low density development, it is well connected to the south via the B-Line, although access to and from other areas in the north and west is limited.

Manly is the most compact centre, with the highest concentration of social infrastructure, and good connections to the Sydney CBD via ferry. Access to other lower Northern Beaches suburbs is limited.

Frenchs Forest will transition to a health and education precinct as the Frenchs Forest Hospital Structure Plan is implemented.

The LGA also includes nine local centres - Avalon, Newport, Warriewood, Narrabeen, Belrose, Forestville, Manly Vale, Balgowlah and Freshwater - along with neighbourhood or smaller neighbourhood centres such as Seaforth, Narraweena, Bilgola, Collaroy, Allambie Heights and Palm Beach.

Glen Street Theatre

Figure 9
Northern Beaches strategic centres context

Frenchs Forest

- Undergoing transformation with Northern Beaches Hospital.
- Future housing and jobs growth.
- 9,000+ jobs.
- Particularly high car use.
- Highest number of workers coming in from outside LGA.
- High proportion of knowledge-intensive workers.

Brookvale

- Employment-based centre comprising a mix of industrial, retail and business.
- Most accessible centre in the LGA (based on people who can get to it in 30 minutes by public transport).
- 20,000+ jobs (including Dee Why).
- Largest employment precinct - one third of LGA's jobs.

Dee Why

- Mixed centre comprising business, community and residential uses with a focus on civic functions.
- Largest concentration of high density living, accommodating much of the LGA's recent housing growth.

Manly

- Mixed centre comprising cultural, tourism, retail, entertainment, residential and employment uses.
- Higher density housing, more compact and least car dependent.
- Younger population base – mostly working age.
- High proportion of knowledge-intensive workers and jobs, accommodating much of the LGA's recent job growth.
- 5,000+ jobs.

Mona Vale

- Employment and service centre for people living in the north of the LGA.
- 4,000+ jobs.
- Local coastal character with village atmosphere.
- High number of people with alternative working arrangements.
- A higher proportion of older people.
- Particularly high car use.

The economy

The Northern Beaches economy has an estimated value of $16.3 billion, representing 2.9% of Gross State Product. It is the sixth-largest regional economy in NSW[3]. Most of the LGA's 82,700 jobs are in the strategic centres of Manly, Brookvale-Dee Why, Frenchs Forest and Mona Vale. Brookvale-Dee Why is the largest employment hub in the LGA, with a mix of industry types.

Just over half of Northern Beaches residents work locally (self-containment) and more than three-quarters of local jobs are filled by people living in the LGA (self-sufficiency). However, a growing gap between job types and local skills may see more people travelling in and out of the LGA for work.

Most of the LGA's jobs are in the knowledge-intensive and population-serving sectors, and the most common occupations of local residents are in the professionals and managers categories. Beacon Hill-Narraweena and Dee Why-North Curl Curl have higher ratios of industrial workers whereas suburbs with major retail outlets like Warriewood-Mona Vale and Freshwater-Brookvale have higher numbers of retail workers.

Two-thirds of residents travel to work by car and only a fifth travel by public transport. Five per cent ride or walk to work.

Figure 10
Economy - Northern Beaches LGA 2016

Figure 11
Jobs by industry
- Northern Beaches LGA 2016

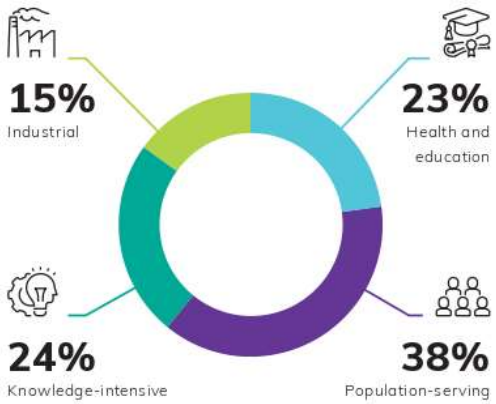


Figure 12
Journey to work by mode of transport
- Northern Beaches LGA 2016

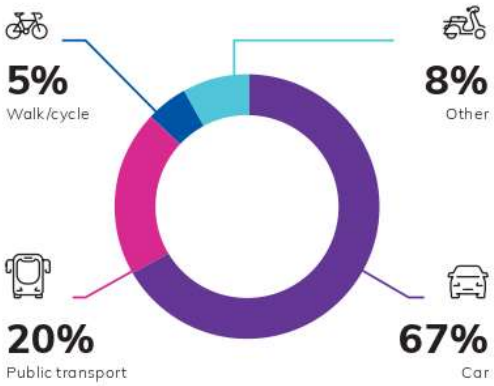


Figure 13
Skills of local workforce
- Northern Beaches LGA 2016

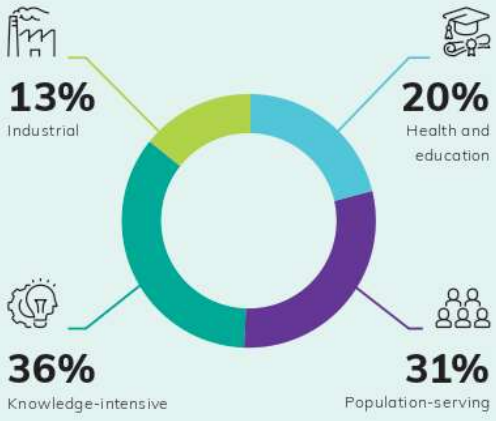


Figure 14
Employment self-containment
- Northern Beaches LGA 2016

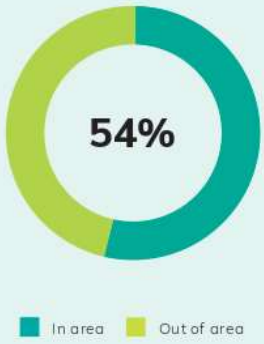


Figure 15
Employment self-containment
- Northern Beaches strategic centres 2016

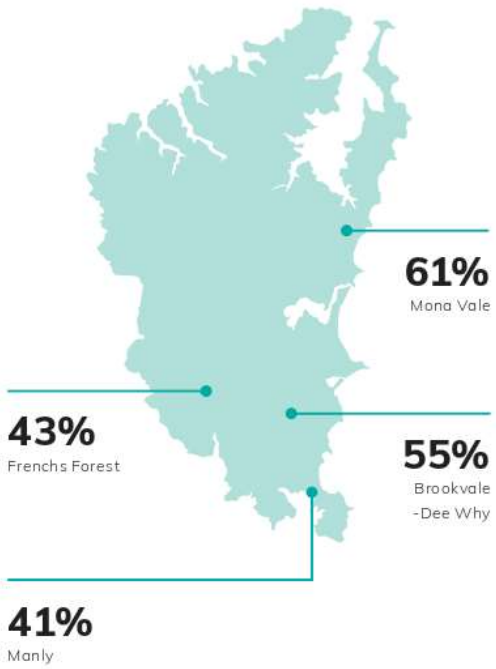


Figure 16
Snapshot - key planning challenges for the Northern Beaches

Brookvale

Future of the Northern Beaches

Vision

In 2040, the Northern Beaches has a stunning coastal and bushland environment, an enriched and contemporary coastal character and better connections to the North District and the rest of Greater Sydney. The natural environment is healthy and protected and highly valued by residents and visitors alike. There is a range of housing to accommodate the whole community and we continue to pursue design excellence and sustainability outcomes in built forms. It offers a thriving local economy and a sustainable mix of employment and industrial lands and vibrant and enlivened centres. The healthy and active community can easily access artistic, creative, sporting and recreational opportunities and the services and facilities that support their health and wellbeing.

Frenchs Forest is a low-carbon, high-efficiency health and education precinct with a vibrant town centre, anchored by the Northern Beaches Hospital, a high school, and state-of-the-art recreation and community facilities. By the coast, Dee Why contains a vibrant mix of business, community, civic and residential uses with new streets, parks and laneways and pedestrianised areas connecting the centre to the beach. Brookvale is an employment and innovation hub and Manly remains one of Sydney's top tourist destinations with a healthy night-time economy. Mona Vale is the urban heart of the northern peninsula's natural and coastal areas with a cosmopolitan coastal local character.

Four fast, frequent public transport corridors connect Frenchs Forest, Brookvale, Dee Why, Mona Vale and Manly to the Eastern Economic Corridor and the rest of Greater Sydney. Innovative and emerging transport technology, such as electric cars

Figure 17
Illustrative concept of the Towards 2040 vision

and autonomous vehicles, are part of the broader transport network, and with safe and convenient walking and cycling paths, more people choose to live without a car.

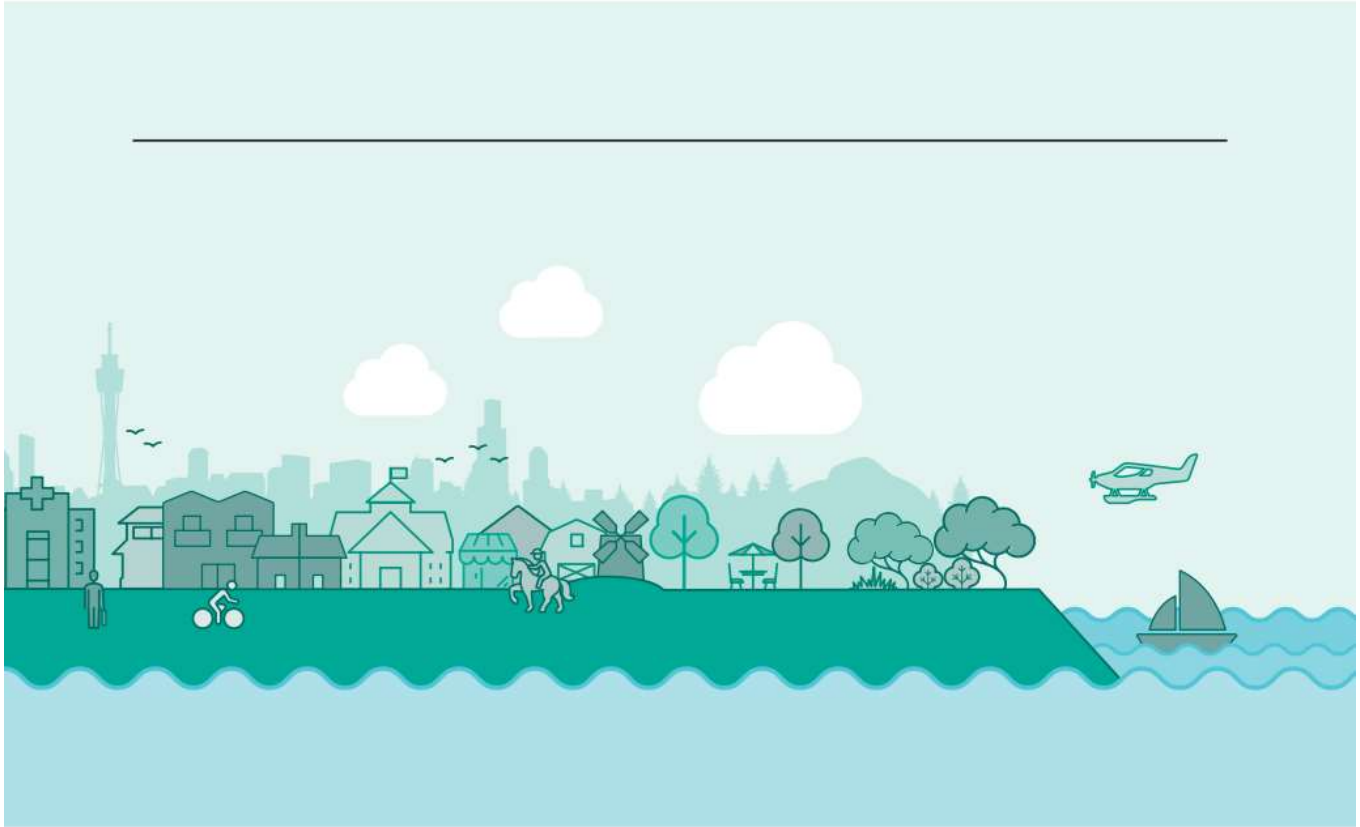
People live and work close to transport, making it easier for them to reach more services and opportunities within 30 minutes. New developments respond to local character, heritage and the natural environment. A diverse mix of affordable and innovative housing gives residents more choice, creating more inclusive neighbourhoods that connect people across generations.

We genuinely collaborate with Aboriginal communities and we value and celebrate the area's cultural diversity and work to ensure all people are included.

Council champions sustainable built environments, an extensive urban tree canopy and cool green urban areas.

The environment and community are resilient to urban and natural hazards and climate change, in part by avoiding development in rural and remote areas or areas that present risks to life and property.

Our local places are welcoming to all people, regardless of their age or ability. People are engaged in planning and decision-making, leading to better places and spaces that are familiar and friendly, helping people to feel they belong.



Map 1
Northern Beaches structure plan

Map 1
Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/ bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Strategic centre
- Health and education precinct
- Local centre
- Coastal village
- Forest village
- Coast walk
- Bondi to Manly walk
- Ferry routes
- Ferry stop
- Public transport and active travel connection
- Future B-line link to Newport
- Key transport corridor
- Future transport corridor
- Beaches Link Tunnel investigation area
- Employment hub
- Existing housing capacity
- Identified future housing supply

Regional community facilities

- Education
- Sports and recreation
- Art/culture/community
- Primary medical facility
- Supporting medical facility

Frenchs Forest

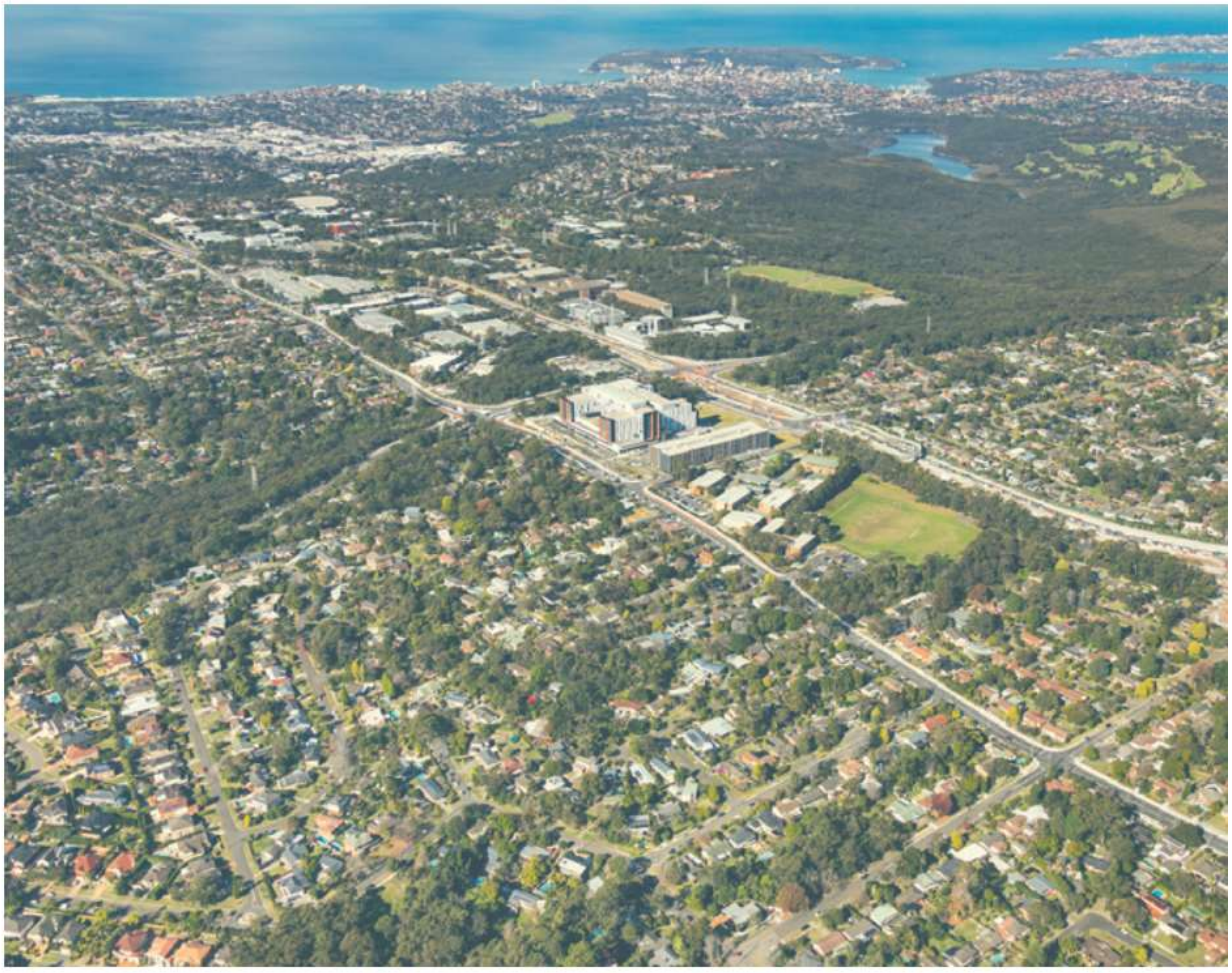
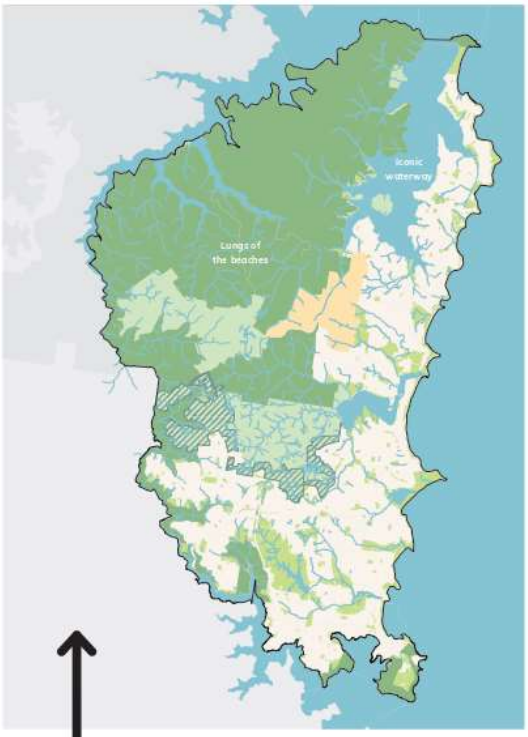


Figure 18
Spatial elements of the Northern Beaches

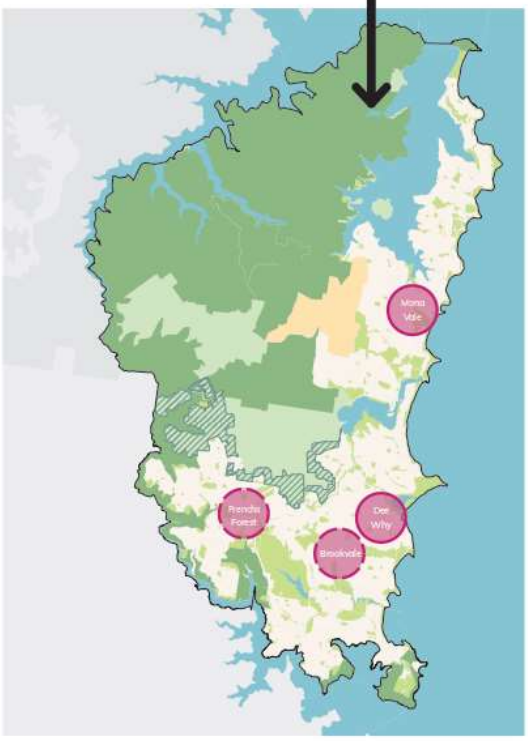


Landscape

Green urban environments and an expansive Metropolitan Rural Area connected to a network of high quality open space and healthy, protected bushland, coast and waterways.

Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Waterways



Housing

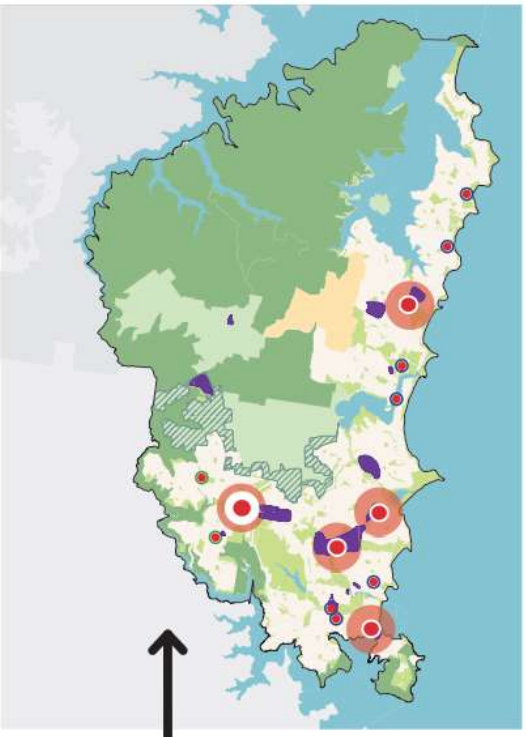
An additional 11,747 dwellings including a new strategic centre at Frenchs Forest, greater housing choice and enhanced local character in existing centres.

Legend

- Existing housing capacity
- Identified future housing supply

Jobs

Around 9,000-13,000 additional jobs in strategic centres, with a focus on more jobs closer to home.

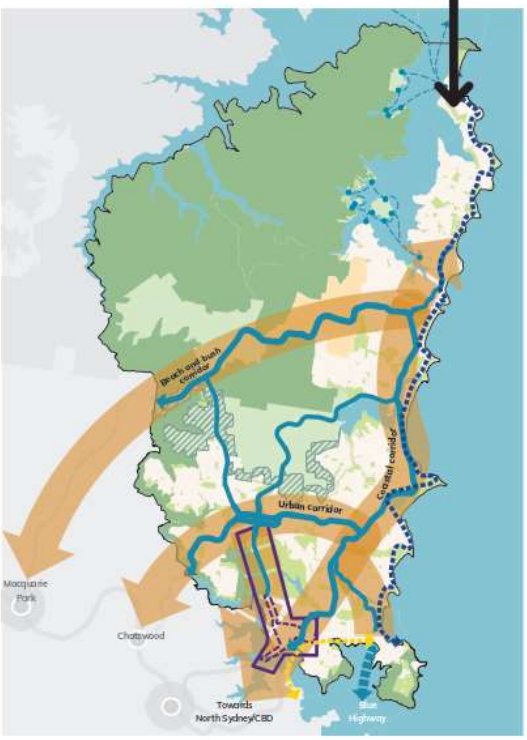


Legend

- Strategic centre
- Health and education precinct
- Local centre
- Coastal village
- Forest village
- Employment hub

Connectivity

Connecting people to jobs, businesses, schools, services, open space and recreation with four fast and efficient public transport corridors connecting to Greater Sydney.



Legend

- Coast walk
- Bondi to Manly walk
- Ferry route
- Ferry stops
- Public transport and active travel connection
- Beaches Link Tunnel investigation area
- Tunnel link
- Key transport corridor
- Future transport corridor

Figure 19
Plan on a page

Direction	Priorities			
Landscape	**Priority 1** Healthy and valued coast and waterways	**Priority 2** Protected and enhanced bushland and biodiversity	**Priority 3** Protected scenic and cultural landscapes	**Priority 4** Protected Metropolitan Rural Area
Efficiency	**Priority 7** A low-carbon community, with high energy, water and waste efficiency			
Resilience	**Priority 8** Adapted to the impacts of natural and urban hazards and climate change			
Infrastructure and collaboration	**Priority 9** Infrastructure delivered with employment and housing growth			
People	**Priority 10** World-class education facilities, including a university	**Priority 11** Community facilities and services that meet changing community needs	**Priority 12** An inclusive, healthy, safe and socially connected community	**Priority 13** Strong engagement and cooperation with Aboriginal communities
Housing	**Priority 15** Housing supply, choice and affordability in the right locations	**Priority 16** Access to quality social and affordable housing		
Great places	**Priority 17** Centres and neighbourhoods designed to reflect local character and lifestyle	**Priority 18** Protected, conserved and celebrated heritage		
Connectivity	**Priority 19** Frequent and efficient regional public transport connections	**Priority 20** Sustainable local transport networks	**Priority 21** Redesigned road space and facilities to match changing community needs	
Jobs and skills	**Priority 22** Jobs that match the skills and needs of the community	**Priority 23** Frenchs Forest as a sustainable health and education precinct	**Priority 24** Brookvale as an employment and innovation centre	**Priority 25** Dee Why as a thriving cosmopolitan centre by the sea

Themes: Sustainability · Infrastructure and collaboration · Liveability · Productivity

Priority 5
Greener urban environments

Priority 6
High quality open space for recreation

Priority 14
A community enriched through the arts and connected through creativity

Priority 26
Manly as Sydney's premier seaside destination

Priority 27
Mona Vale as the contemporary, urban heart of the north

Priority 28
Safeguarded employment lands

Priority 29
A thriving, sustainable tourism economy

Priority 30
A diverse night-time economy

Immediate imperatives

Several actions identify immediate imperatives relating to technical studies that will inform how we plan for future housing, jobs and infrastructure needs. These studies will also directly inform our new Local Environmental Plan (LEP) and the subsequent Development Control Plan (DCP).

We will only fully understand how best to plan for future land uses when the studies are completed. Ideally, this will occur within six months of the release of *Towards 2040*.

Figure 20
Studies underway to provide an evidence base for the new strategic planning framework

Planning for change across the Northern Beaches

Beyond the work of *Towards 2040*, we have developed a number of strategies that inform our business-as-usual activities, and our strategic planning. These are referred to throughout *Towards 2040* and include:

Figure 21
Snapshot of Northern Beaches strategies and plan (endorsed and/or exhibited)

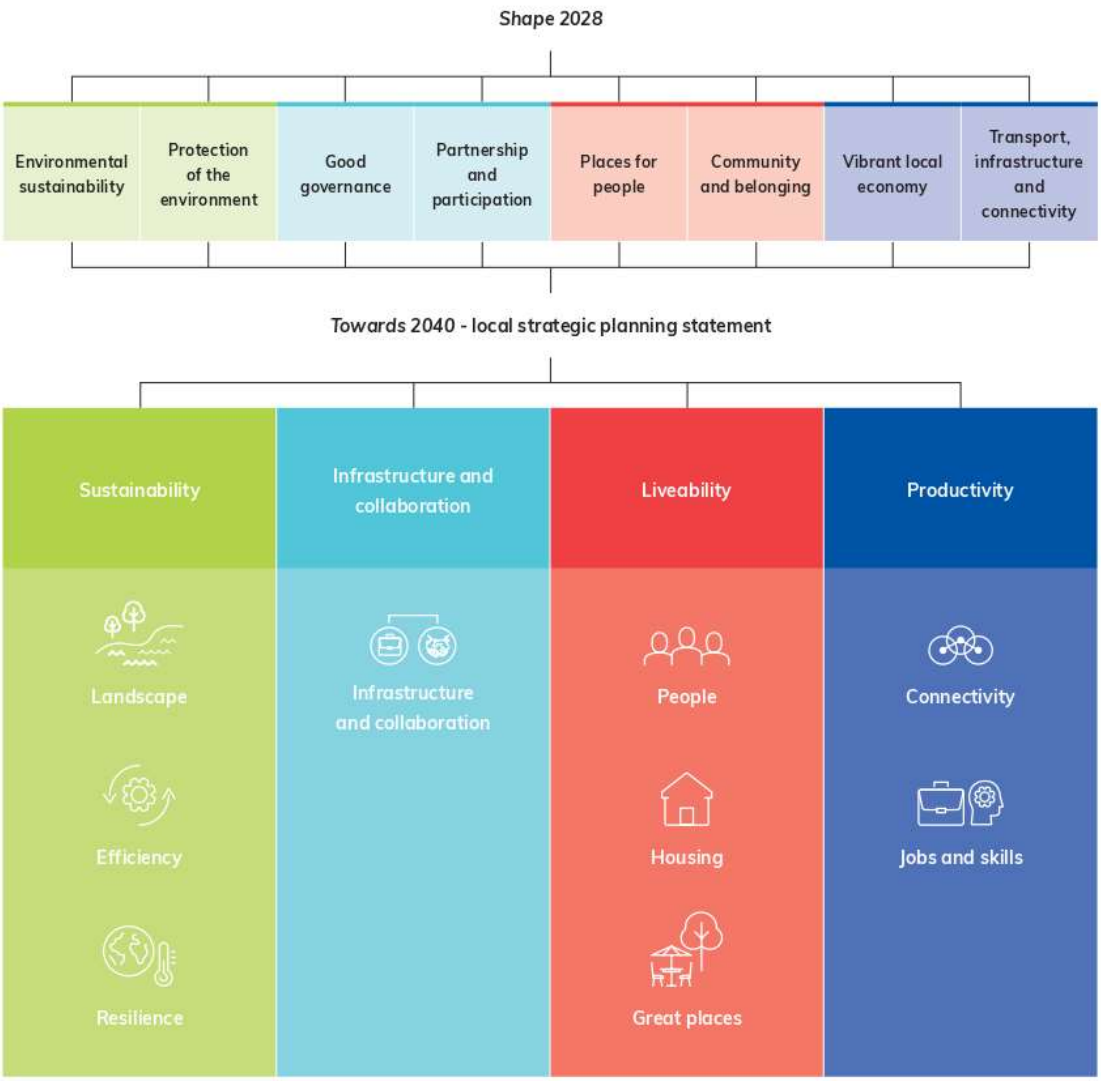
Other draft plans and strategies currently under preparation are referred to throughout *Towards 2040*.

Place-based planning

We actively undertake place-based planning approaches throughout the Northern Beaches and several actions reflect this work. Place-based planning involves the community in developing master plans, public domain plans, place plans, structure plans and precinct plans.

Collectively, this work leads to the implementation of new projects on-the-ground. Current work includes Avalon Place Plan, Brookvale Structure Plan and Frenchs Forest Planned Precinct. We've committed to place plans for Manly and Mona Vale in the near future.

Figure 22
Relationship between Shape 2028 and Towards 2040



Managing growth and change

The local housing strategy will investigate opportunities for changes to the planning controls to address housing needs, such as low levels of social housing and affordable housing, as well as provision of a diversity of housing types that cater for different demographic groups.

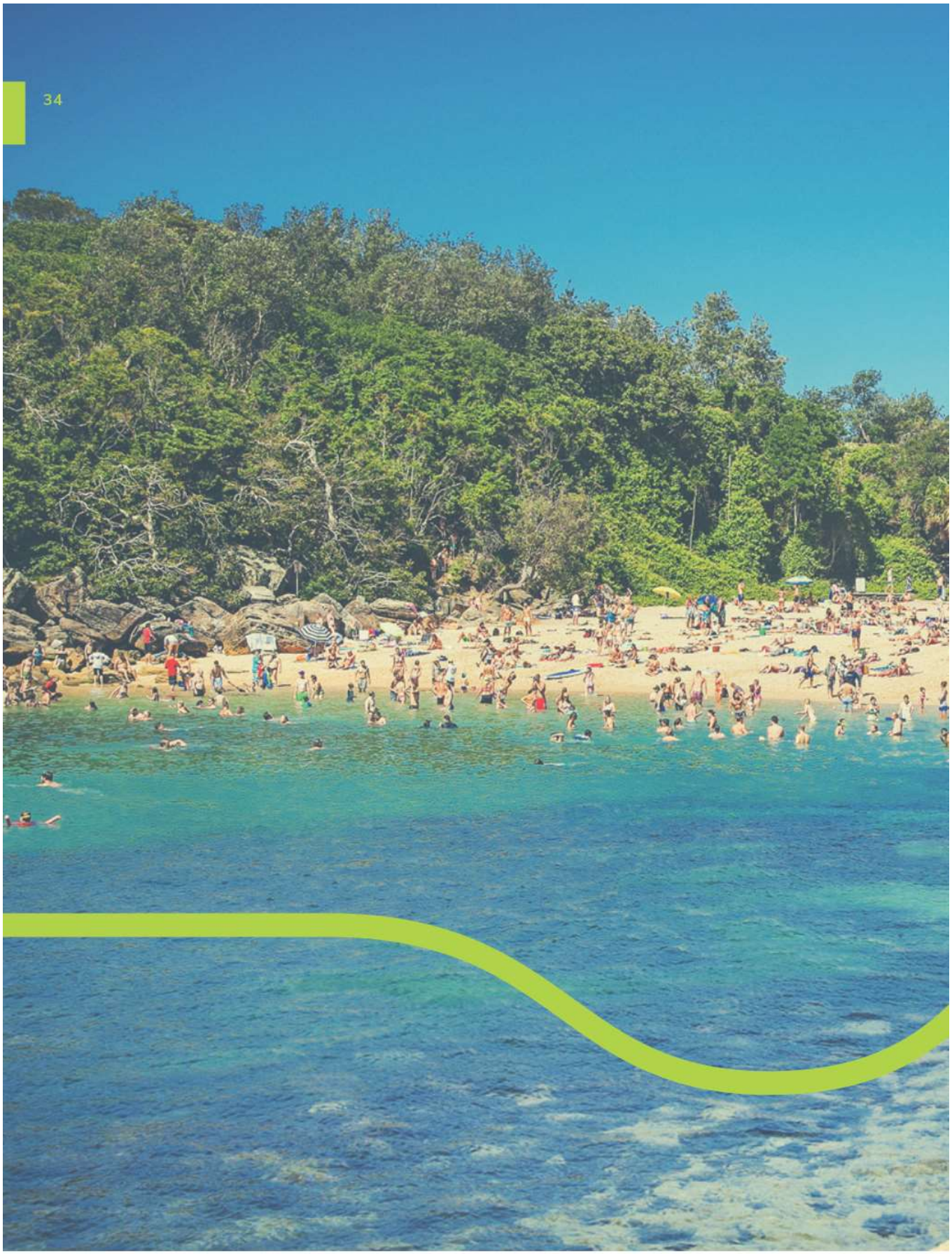
Planning proposals seeking changes to the planning controls for additional development capacity through spot rezoning must have strategic merit and site-specific merit. In some cases, these planning proposals may have merit and contribute to targets by unlocking previously identified capacity, particularly where they also have genuine broader public benefit, as well as achieving high-quality planning and urban design outcomes.

Planning proposals that simply seek additional residential density above that identified in the local housing strategy will have challenges in demonstrating their strategic merit as they are not necessary to achieve the housing targets and the strategic direction set out in *Towards 2040*.

Strategic principles for managing growth and change are:

- protect and enhance the natural blue grid and the community's environmental values and uses for the coast and waterways (Priority 1)
- retain native vegetation and maintain or enhance ecological functions in core areas and wildlife corridors (connection zones) (Priority 2, Priority 15)
- protect public views of scenic and cultural landscapes (Priority 3, Priority 15)
- avoid urban intensification and subdivision in the Metropolitan Rural Area (MRA) and future MRA investigation area (Priority 4)
- contribute to the local green grid, retain mature trees and offset tree canopy loss by planting a minimum of two trees for any one tree removed (Priority 5, Priority 15)
- increase the urban tree canopy and green cover, incorporating water sensitive urban design and improving infrastructure and building design (Priority 5, Priority 15)
- ensure new residential development is located within 400m of open space and high-density areas within 200m of open space (Priority 6, Priority 15)

- ensure new developments and retrofits provide an independent sustainability certificate such as the Green Star Rating Tool, Passive House or a recognised equivalent (Priority 7, Priority 15)
- avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards (Priority 8, Priority 15)
- improve resilience to the impacts of climate change (Priority 8)
- use precinct-level planning in strategic centres to sequence and fund growth with provision of public transport, open space and other infrastructure for the whole centre (Priority 9, Priority 11, Priority 15, Priority 19)
- ensure new development is supported by an infrastructure assessment and demonstrate that demand for the infrastructure it generates can be satisfied. This includes social and transport infrastructure (Priority 9, Priority 11)
- locate development in strategic and local centres and within reasonable walking distance (800m) of high-frequency public transport (Priority 15, Priority 19)
- positively contribute to the built environment and result in overall better urban design outcomes than existing planning controls (Priority 15)
- complement local character (Priority 15)
- ensure new buildings are high amenity and do not unreasonably impact on neighbouring properties and the public domain (Priority 15)
- create a public benefit, such as open space, affordable rental housing and other identified infrastructure needs. A minimum 10% affordable rental housing is required for all planning proposals, with higher rates where feasible (Priority 15, Priority 16)
- provide an amount and type of non-residential floor space appropriate to the site's location and ensure residential development does not diminish employment or economic opportunities (Priority 22)
- safeguard employment lands from non-compatible uses, particularly residential and mixed-use development (Priority 15, Priority 28).


34

35
Sustainability

36

Landscape

The LGA's environmental and recreational attributes are perhaps the most critical element of the Northern Beaches lifestyle.

Planning priorities

- **Priority 1**
  Healthy and valued coast and waterways
- **Priority 2**
  Protected and enhanced bushland and biodiversity
- **Priority 3**
  Protected scenic and cultural landscapes
- **Priority 4**
  Protected Metropolitan Rural Area
- **Priority 5**
  Greener urban environments
- **Priority 6**
  High quality open space for recreation

Priority 1
Healthy and valued coast and waterways

The Northern Beaches' coast and waterways provide habitat for Endangered Ecological Communities, migratory birds, fish, aquatic and riparian species, and aquatic vegetation. They cool urban areas, attract visitors and encourage people to be active. Sydney Harbour, Hawkesbury River and Pittwater support a thriving marine industry.

Figure 23
Key facts - Northern Beaches coast and waterways

Coast

80km Coastline

24 Ocean beaches

27 Coastal and public rock pools

36km Coastal walkway

5 Aquatic reserves

2 Surfing reserves

4 Intertidal protected areas

Waterways

7 Major catchments

250km Creek lines

5 Coastal lagoons

3 Major estuaries

600km Stormwater pipes

As we move to 2040, climate change is expected to impact the coastline with more damaging coastal storms and a higher sea level. The natural flow patterns of the LGA's waterways are expected to change due to extreme flooding and prolonged periods of drought.

Developed in partnership with the Department of Planning, Industry and Environment, the following map articulates our proposed vision for the LGA's coast and waterways, including the areas we'll target for improvement through a pilot application of a risk-based framework.

The proposed vision draws on our understanding of environmental values and uses for each waterway, and a detailed analysis that identified the LGA's 'Natural Blue Grid' - waterways and water-dependent ecosystems with high ecological value.

Risk-based framework pilot project
Northern Beaches Council is a pilot council chosen to implement the 2017 Risk-based framework for considering waterway health outcomes in strategic land-use planning decisions, developed by the former Office of Environment and Heritage and the NSW Environment Protection Authority. The framework is a structured approach to support decision-making for land and water management.

Figure 24
Community's environmental values and uses for waterways[4]

Protection of aquatic ecosystems (includes riparian corridors for rivers and streams)

Primary contact recreation

Aquaculture and aquatic foods

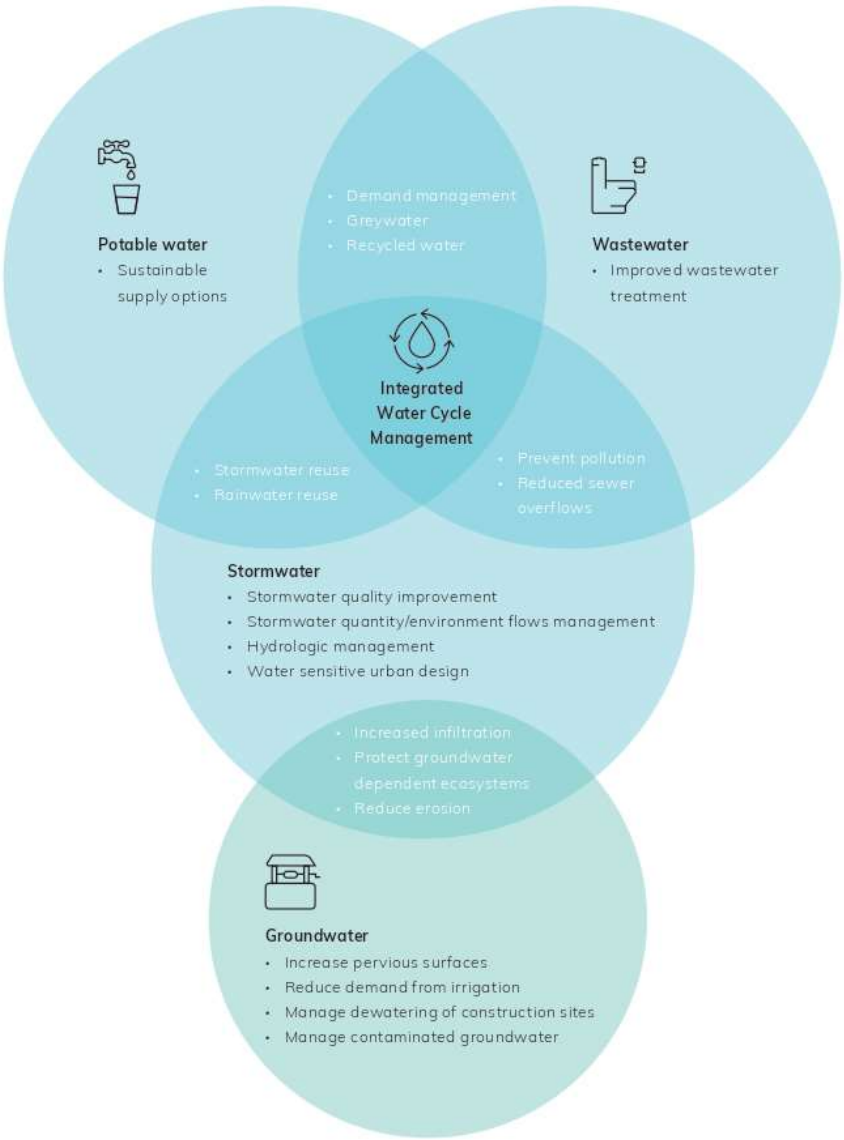
Secondary contact recreation

Visual amenity

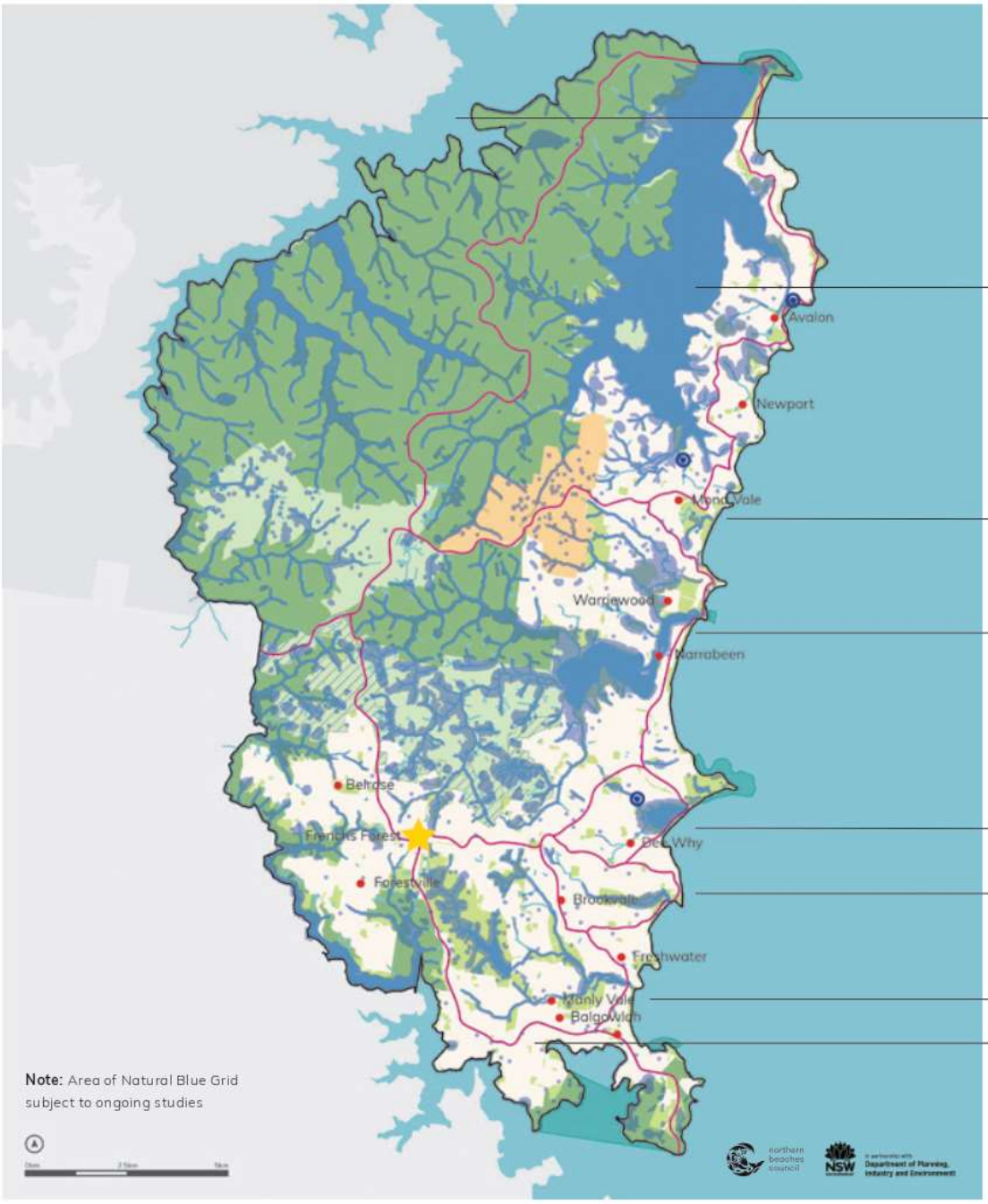
Protecting the Natural Blue Grid will maintain water quality and aquatic ecosystems while making waterways safe for low impact recreation, where appropriate. It requires us to avoid clearing vegetation on public and private land, which can contribute to increased flows, reduced water quality and loss of habitat, especially in more natural catchments such as Narrabeen Lagoon.
Within highly urbanised catchments such as Dee Why, stormwater must be controlled and treated to protect waterways from excess nutrient and sediment load and increased litter.

The risk-based framework pilot project, along with other technical studies, will inform new planning controls for stormwater quality, water sensitive urban design (including greater permeability for public and private domain), protection of riparian areas and coastal development. This work will emphasise the need for integrated water cycle management, especially in new development areas such as Frenchs Forest to reduce stormwater runoff, sewage overflows and demand on the drinking water supply.

Figure 25
Integrated water cycle management



Map 2
Northern Beaches Natural Blue Grid, and associated community environmental values and uses[5]



Legend

- Urban area (Urb)
- Ingleside Growth Area (Ing)
- National park (NP)
- Major public parkland/bushland (Pub)
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Strategic and local centres
- Waterways
- Natural Blue Grid - waterways and water dependent ecosystems with high ecological value
- Aquatic reserves
- Water sensitive city
- Watercourse restoration
- Catchment boundary

Hawkesbury River Catchment	
Estuaries-Hawkesbury River and Cowan Creek	✔ ✔ ✔ ✔ ✔
Waterways - Urb, MRA	🎯 🎯 🎯
Waterways - NP, Pub	✔ ✔ ✔
Pittwater Catchment	
Estuaries - Pittwater	✔ ✔ ✔ ✔ ✔
Waterways - Urb, MRA, Ing	🎯 ✔ 🎯
Waterways - NP, Pub	✔ ✔ ✔
Coastal Catchments	
Ocean Beaches	✔ ✔ ✔ ✔ ✔
Waterways - Urb	🎯 ✔
Waterways - NP, Pub	✔ ✔ ✔
Narrabeen Catchment	
5,240 Ha 28% Modified	
Lagoon	✔ ✔ ✔ ✔ ✔
Waterways - Urb, MRA, Ing	🎯 ✔ 🎯
Waterways - NP, Pub	✔ ✔ ✔
Dee Why Catchment	
426 Ha 97% Modified	
Lagoon	✔ ✔ 🎯
Waterways	🎯 🎯 🎯
Curl Curl Catchment	
465 Ha 99.8% Modified	
Lagoon	🔭 🎯 🔭
Waterways	🔭 🎯 🔭
Manly Catchment	
1,724 Ha 74% Modified	
Lagoon	🎯 ✔ 🎯 🔭
Dam	✔ ✔ ✔ ✔ ✔
Waterways - Urb	✔ ✔ 🎯
Waterways - NP, MRA, Pub	✔ ✔ ✔
Sydney Harbour Catchment	
Estuaries	✔ ✔ ✔ ✔ ✔
Waterways	✔ ✔ ✔

Community environmental values and uses

- Aquatic ecosystems
- Visual amenity
- Secondary contact recreation
- Primary contact recreation
- Aquatic foods (to be cooked before eating)
- ✔ Maintain or improve existing condition
- 🎯 For achievement in 5 - 10 yrs
- 🔭 For achievement in 10 yrs or more

River flow objectives

All waterways and estuaries: maintain or improve existing condition

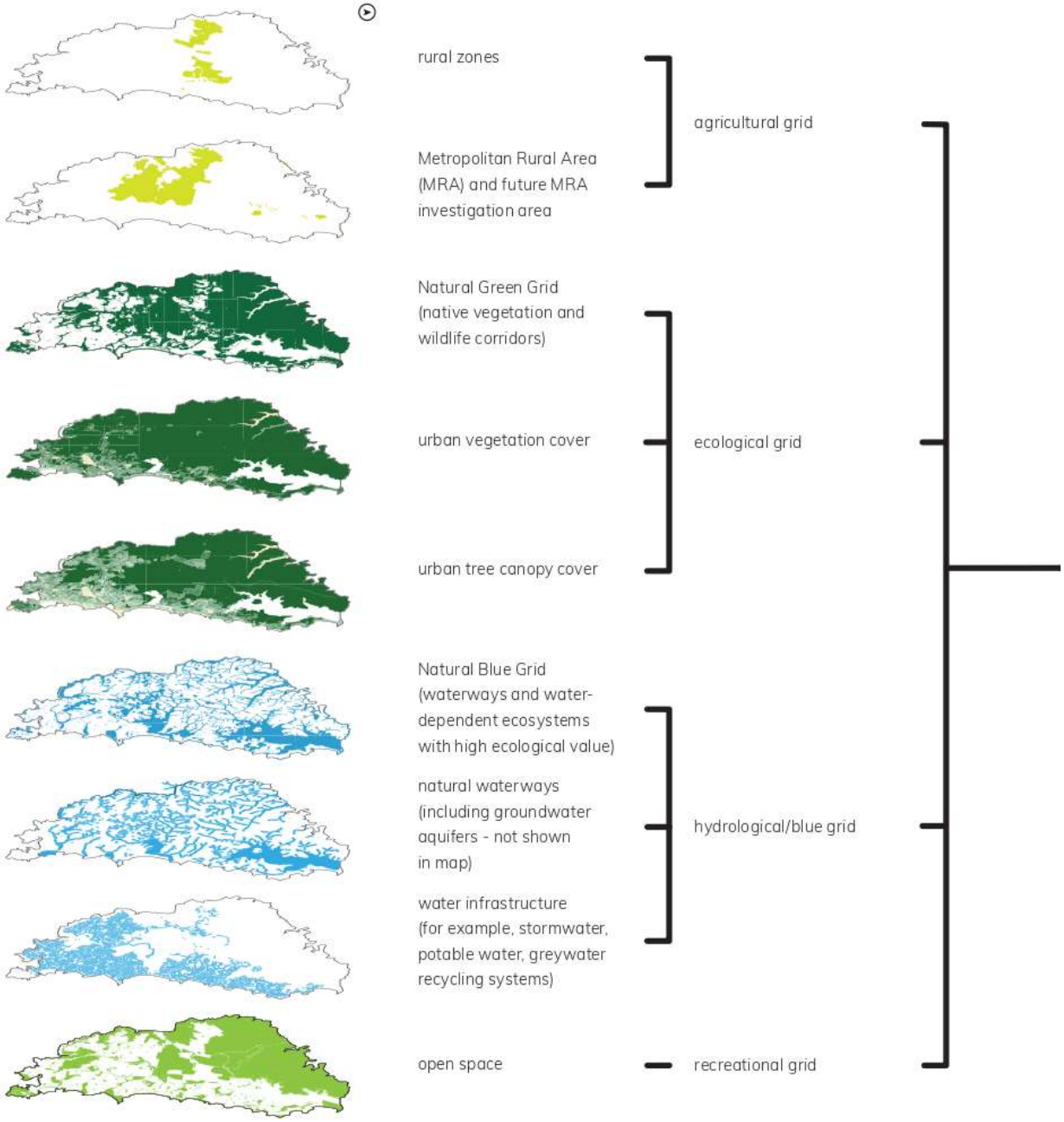
- Protect pools in dry times
- Protect natural low flows
- Mimic natural drying in temporary waterways
- Manage groundwater for ecosystems

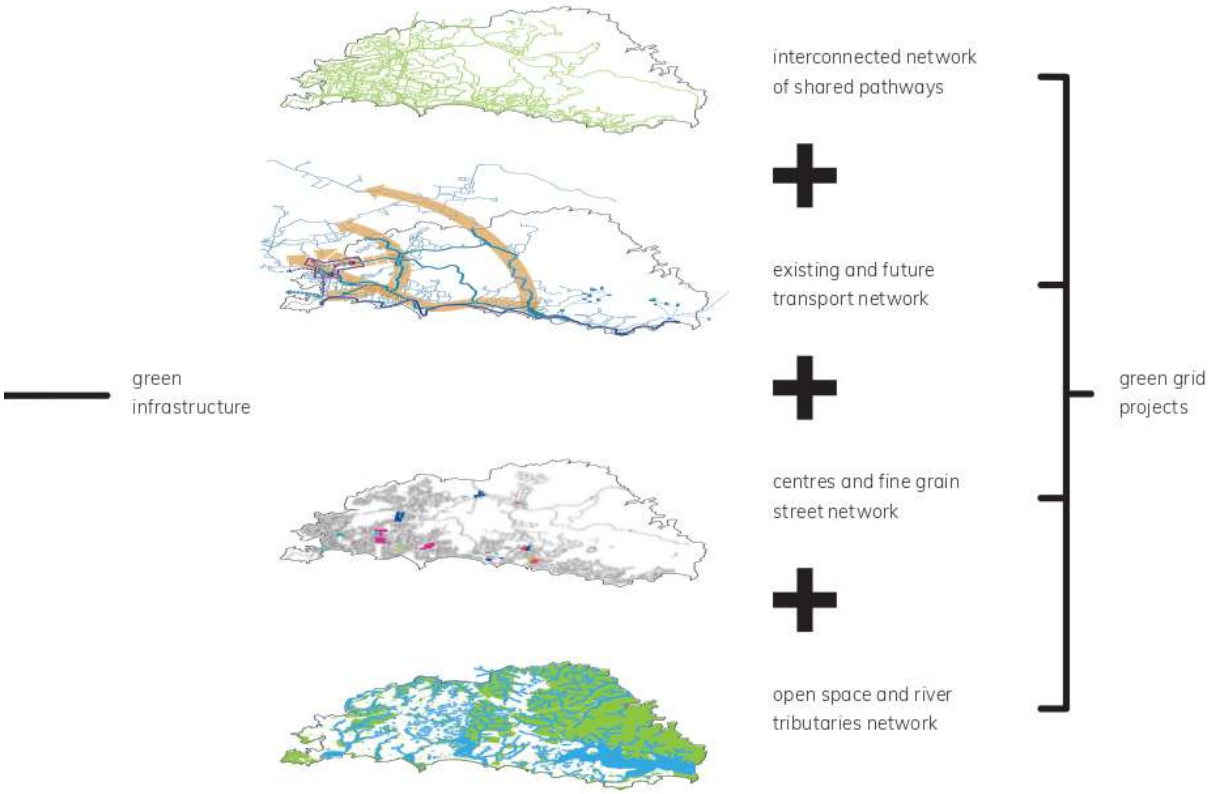
All estuaries: maintain or improve existing condition

- Maintain or rehabilitate estuarine processes and habitats

Recreational access to waterways will also be addressed in technical studies and in efforts to create a local green grid that connects with the Greater Sydney Green Grid, a long-term vision for a network of high-quality green areas across Greater Sydney (see P5). Local green grid projects will connect with Greater Sydney Green Grid projects including the Coast Walk connecting to Bondi. This work will be underpinned by the Government Architect NSW's Greener Places Policy, which aims to reconceptualise waterways as an infrastructure asset and connectors that bind communities together.

Figure 26
Northern Beaches local green grid, green infrastructure and green grid projects[6]




interconnected network of shared pathways
existing and future transport network
centres and fine grain street network
open space and river tributaries network
green infrastructure
green grid projects

Principles

- Promote development that maintains or restores the community's uses and values of waterways. Where these values are being achieved in a waterway, they should be protected; and where they are not being achieved, all activities should work towards their achievement over time.
- Protect and enhance the ecological condition of coastal areas, catchments (including groundwater aquifers), waterways (wetlands, watercourses, lagoons and estuaries) and their riparian areas.
- Improve the quality of water discharged to beaches, waterways, riparian areas and bushland.
- Promote integrated water cycle management and integrate water sensitive urban design measures into the built form.
- Conserve watercourses or restore them to their natural state where possible.
- Encourage water efficiency, water re-use or alternative water sources to reduce potable water use.
- Protect and enhance sustainable recreation at beaches, lagoons, watercourses, wetlands and surrounding riparian or natural areas without compromising the integrity of environmentally sensitive aquatic and riparian habitats.

Narrabeen Lagoon

No.	Action	Time	Partner
1.1	Prepare a stormwater quality management plan to guide implementation of the risk-based framework, identify stormwater quality targets, and prioritise public and private stormwater infrastructure needs	I	DPIE
1.2	Prepare an environment study to inform best-practice land use responses to growth and climate change	I	
1.3	Develop LEP and DCP controls that incorporate the findings of the above studies, including stormwater quality targets; integrated water cycle management (including water sensitive urban design); coastal management programs; protection of riparian areas; coastal hazard management and criteria for environmentally friendly sea walls	I	Sydney Water, DPI Fisheries
1.4	Prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to the coast and waterways where appropriate	I	DPIE, Office of Sport, Sydney Water
1.5	Implement Environment and Climate Change Strategy *Protect. Create. Live.* and develop associated action plans for coastal areas and waterways	S	
1.6	Prepare long-term coastal management programs for the open coast, Hawkesbury River and Sydney Harbour and supporting plans for headlands, dunes and emergency response	S	DPIE
1.7	Implement the Pittwater Waterway Strategy, including new LEP and DCP controls that cap mooring numbers at 3,641	S M	
1.8	Expand the W2 zone, subject to a strategic sites assessment, to permit, with consent, sustainable marina expansion. Marina expansion would only be considered subject to appropriate regard being given to all impacts including, but not limited to, environmental, social, economic, transport, traffic, visual and waterway navigation	M	
1.9	Investigate the feasibility of local green grid projects: a. a continuous foreshore path around the Pittwater waterway b. a new boat ramp on Pittwater to cater for medium to larger boats c. naturalisation of creeks at Dee Why, Mona Vale and Avalon d. new aquatic reserves for areas of high biodiversity value, in addition to better management of the existing aquatic reserves and marine estates e. opportunities for non-motorised water sports launching, storage and utilisation	M	Office of Sport, Sydney Water, DPI Fisheries
1.10	Work with relevant stakeholders to promote community stewardship for Manly-Freshwater World Surfing Reserve	O	SLSC
1.11	Work with Sydney Water on the development of the Eastern Sydney Regional Master Plan to address: resilience in the Northern Beaches water supply, requirements for new and upgraded infrastructure, wet weather overflows in priority catchments, outflows from Warriewood and North Head Wastewater Treatment Plants, opportunities for recycled water, and environmental assessment processes and outcomes	S	Sydney Water

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Priority 2
Protected and enhanced bushland and biodiversity

Bushland and biodiversity – including native plants, animals and ecosystems – create appealing places and landscapes and contribute to health and wellbeing. They support the Northern Beaches lifestyle, encouraging people to be active or get involved in more social opportunities. Other benefits include revenue from ecotourism, recreational fisheries and related industries.

Bushland is a form of green infrastructure which provides for the conservation of biodiversity. It also provides ecosystem services such as the provision of clean water, and habitat for a variety of plants, animals and micro-organisms, including threatened species such as the *Grevillia caleyi* and threatened ecological communities such as the Pittwater Spotted Gum Forest.

The LGA's bushland includes important core areas of habitat linked by connection zones (better known as wildlife corridors) as defined under the Government Architect NSW's draft Bushland and Waterways Guide. Transition areas, such as urban parks or backyards, provide a buffer that protects bushland from adjoining urban areas.

Figure 27
Key facts - Northern Beaches bushland and biodiversity

Bushland

15,500ha
Bushland

11,400ha
in National parks

1,700ha
Council management

3
Major national parks

Biodiversity

540
Native animal species

1,460
Native plant species

48
Plant community types

60
Threatened species

13
Threatened Ecological Communities

50
Wildlife protection areas

Core areas include State-managed national parks; larger Council reserves including Manly Dam and Ingleside Chase Reserve; and some private land, including one of Sydney's largest unreserved and largely privately owned areas of bushland that stretches across the Oxford Falls Valley west from Narrabeen Lagoon to Belrose and Frenchs Forest. Connection zones (or wildlife corridors) help wildlife to move between core areas and support genetic dispersal.

As we move to 2040, retaining and enhancing treasured bushland and biodiversity, including on privately owned land, will be challenged by development pressures and climate change. Biodiversity loss is already evident from the growing list of threatened plants and animals, including the local extinction of koalas from the Barrenjoey Peninsula in the 1990s. Climate change will result in more extreme weather events such as storms, heatwaves and changes in rainfall patterns that will increase drought and bush fires.

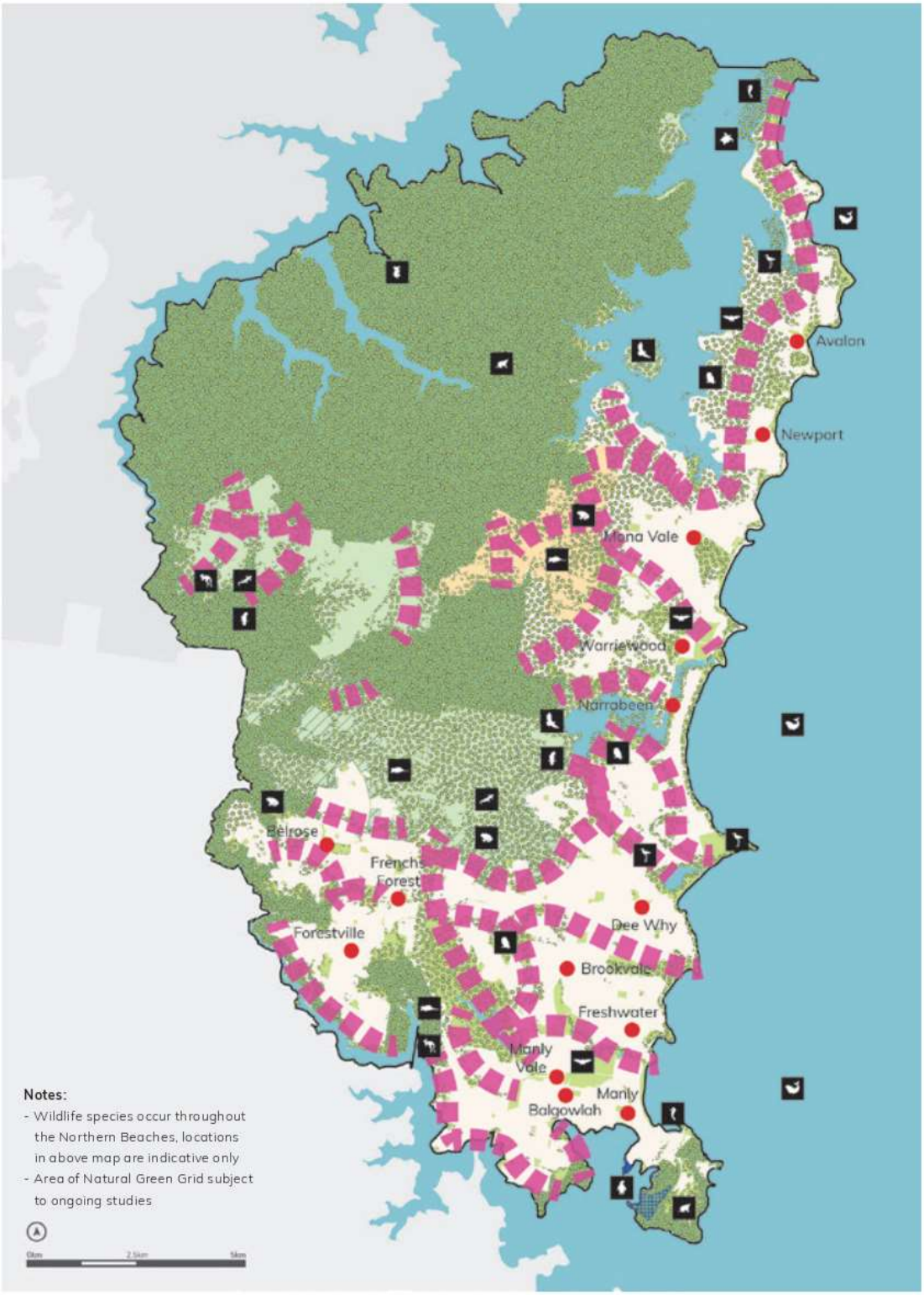
Technical work is ongoing to look at ways to protect and enhance bushland and biodiversity, including the management of bush fire risk. This work will be reflected in LEP and DCP controls and support the establishment of a local green grid.

Similar to our approach to waterways, bushland will be reconceptualised as an asset for its intrinsic values and for the services it provides, including carbon and stormwater capture and pollution management. We will also increase the availability of local biodiversity offsets and aim to offset future development locally.

Figure 28
Illustrated example of Northern Beaches bushland showing core areas, wildlife corridors and transition/buffer areas

Legend Core habitat | Wildlife corridor/connection zone | Transition/buffer area

Map 3
Northern Beaches Natural Green Grid, connectivity and examples of threatened and iconic wildlife



Map 3
Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Strategic and local centres
- Natural Green Grid OEH Native vegetation (2016) and Biodiversity values (2019)
- Wildlife corridors and connectivity
- Little Penguin Area of Outstanding Biodiversity Value (formerly Critical Habitat)

Threatened and iconic wildlife

- Bats
- Little penguins
- Wallabies
- Giant burrowing frog
- Weedy seadragons
- Eastern pygmy-possum
- Koalas
- Birds of prey
- Turtles
- Heath monitors
- Wading birds
- Whales
- Bandicoots
- Owls
- Glossy black cockatoo

Littoral Rainforest EEC*

Eastern Suburbs Banksia Scrub Critically Endangered EEC

Mangroves

Pittwater Spotted Gum EEC

Themeda Grasslands EEC

Barking Owl

Eastern Pygmy-possum

Eastern Water Skink

Red Crowned Toadlet

Sea Eagle

Swamp Wallaby

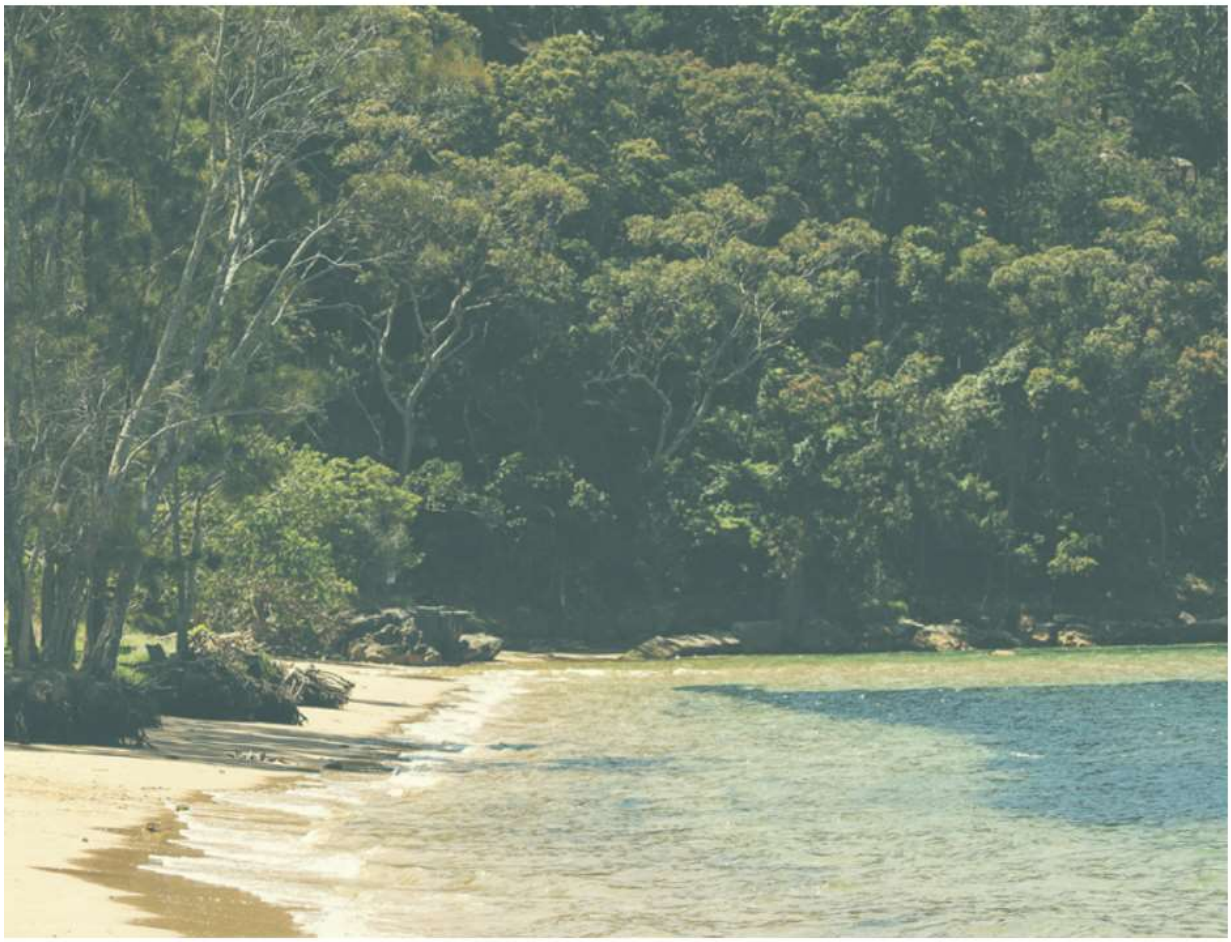
Osprey

* EEC - Endangered Ecological Community

Principles

- Protect core areas and areas of high environmental value from urban development.
- Conserve and restore threatened species habitat.
- Retain native vegetation and maintain or enhance ecological functions in core areas and wildlife corridors (connection zones).
- Ensure future developments avoid, then minimise, impacts on bushland before offsetting is considered.
- Increase the availability of local biodiversity offsets.
- Shape decisions for future bushland and biodiversity management around the consequences of climate change, including the need for increased bush fire risk mitigation and pest species management.
- Plant locally native species.
- Protect and enhance sustainable recreation in bushland reserves and natural areas without compromising the integrity of environmentally sensitive areas.

Currawong



No.	Action	Time	Partner
2.1	Prepare a biodiversity planning analysis to identify core, transition and connection zones (wildlife corridors) and to support a strategic urban biodiversity framework	I	
2.2	Prepare LEP and DCP controls that protect bushland and biodiversity, including the findings of technical studies; use of environmental protection zones and designating environmentally sensitive areas; and work with the Department of Planning, Infrastructure and Environment on the application of State policies	I	DPIE
2.3	Investigate a local biodiversity offset framework that meets the *Biodiversity Conservation Act 2016*, encourages local offsets or increases obligations when offsets are provided outside the LGA, district or bioregion	S	DPIE
2.4	Investigate biodiversity investment opportunities and establish offset lands or biodiversity stewardship sites (formerly biobank sites) on Council land where appropriate	S M	
2.5	Investigate options for funding, acquisition and reservation of urban tree canopy and bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners	M	
2.6	Embed green infrastructure into the NSW planning system and make funding available through development contributions, rate reductions or levies	S	DPIE
2.7	Implement the Bushland and Biodiversity Policy, Environment and Climate Change Strategy, *Protect. Create. Live.* and develop associated action plans for bushland and biodiversity, including programs to better connect remnants of bushland	S	
2.8	Prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to bushland where appropriate	I	*
2.9	Investigate mechanisms to minimise the incidence of unauthorised removal of tree canopy or native vegetation, such as through ongoing monitoring and reporting, planning controls in the LEP and/or DCP, increased enforcement and compliance and education programs	S	
2.10	Provide a consistent approach in the assessment, compliance and management of threats to bushland and biodiversity resulting from invasive species including weeds and pest animals	I	

** Kur-ring-gai, Hornsby, Central Coast councils; MLALC; NPWS; NSW Department of Industry (Crown Lands)*

Priority 3
Protected scenic and cultural landscapes

Scenic and cultural landscapes include views to escarpments, ridgetops, bushland, coastal headlands, ocean, harbour, beaches, waterways, and buildings or skylines. They define the character of an area.

People in the Northern Beaches enjoy coastal and bushland landscapes including Ku-ring-gai, Garigal and North Head national parks, Oxford Falls Valley and Manly Dam, Pittwater and Middle Harbour and the coastline from Manly to Palm Beach. People also enjoy views to the Sydney CBD skyline or distinct buildings like Ingleside's Bahai Temple and the International College of Management in Manly.

Landscapes provide a link for Aboriginal culture and heritage from before European settlement to the present. The coastline is a place for surfing, swimming and surf lifesaving clubs and represents Australian beach culture and that of our local community.

LGA-wide studies will identify the scenic and cultural landscapes that are valued by the community and how they can be protected, such as through urban and architectural design that creatively retains and uncovers public views.

Efforts to protect scenic and cultural landscapes will support a sustainable tourism economy (see P29) and a protected Metropolitan Rural Area (MRA) and MRA investigation area will safeguard rural vistas and views to the adjoining national parks (see P4). The development of a local green grid will allow us to connect these landscapes through projects like the Coast Walk and celebrate their significance through artwork, storytelling and interpretation (see P5).

Principles

- Enhance and protect views of scenic and cultural landscapes from public areas.
- Protect areas of exceptional natural beauty and aesthetic importance.
- Make new development visually subservient to scenic and cultural landscapes.
- Protect the natural landscape, including landforms, rock outcrops and remnant bushland.
- Avoid new development on ridgelines or in places that will disrupt the skyline.

No.	Action	Time	Partner
3.1	Prepare a scenic and cultural landscape assessment with the community to identify landscapes and their social, architectural, natural, local and regional values	I	
3.2	Develop LEP and DCP controls to protect views, skylines and scenic and cultural landscapes, such as foreshore scenic protection areas and special clauses for building heights on steeply sloping land and significant ridgelines	I	

Map 4
Scenic and cultural landscapes of the LGA, including lookouts, coastal landmarks and high-level view corridors?

Legend

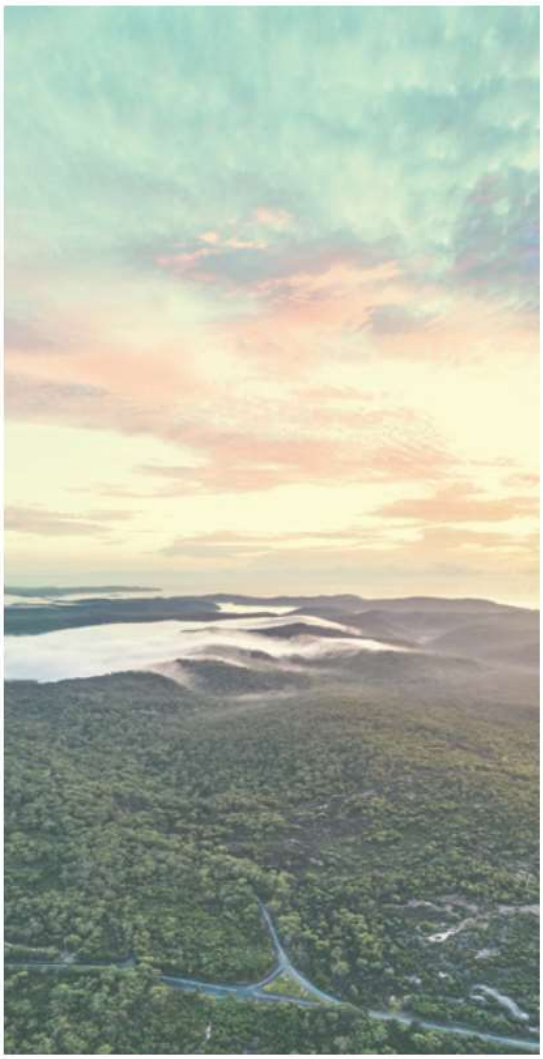
- Popular lookouts
- View corridor
- Locally famous surf breaks
- Surfing reserves
- Coast walk
- Bondi to Manly walk

54 Barrenjoey Lighthouse, Palm Beach

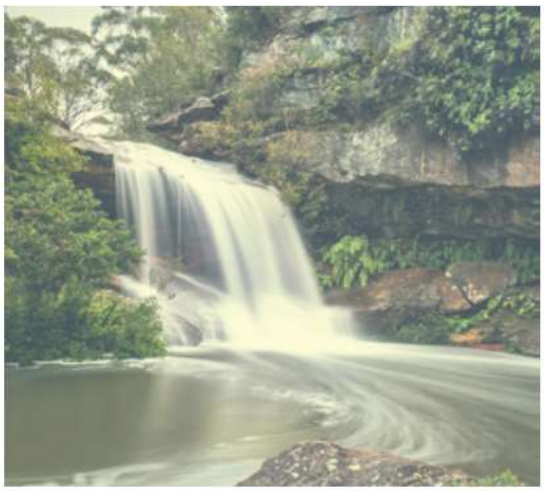
North Steyne Surf Life Saving Club, Manly

Oceanside sculpture, Fairy Bower

Sunrise over Terrey Hills



Upper Gledhill Falls



Duke Kahanamoku statue, Freshwater

56

Priority 4
Protected Metropolitan Rural Area

The Metropolitan Rural Area (MRA) sits on the periphery of Greater Sydney's established and planned urban area and surrounding natural areas. It is a location for environmental conservation and for people to live in a coastal or rural setting among bushland, farms and other rural industries.

The Metropolitan Rural Area is a similar concept to Sydney's **'Green Belt'** identified in the 1948 Cumberland Plan scheme. It is also referred to as the **'peri-urban'**, **'non-urban'**, **'rural'** or **'urban fringe'**.

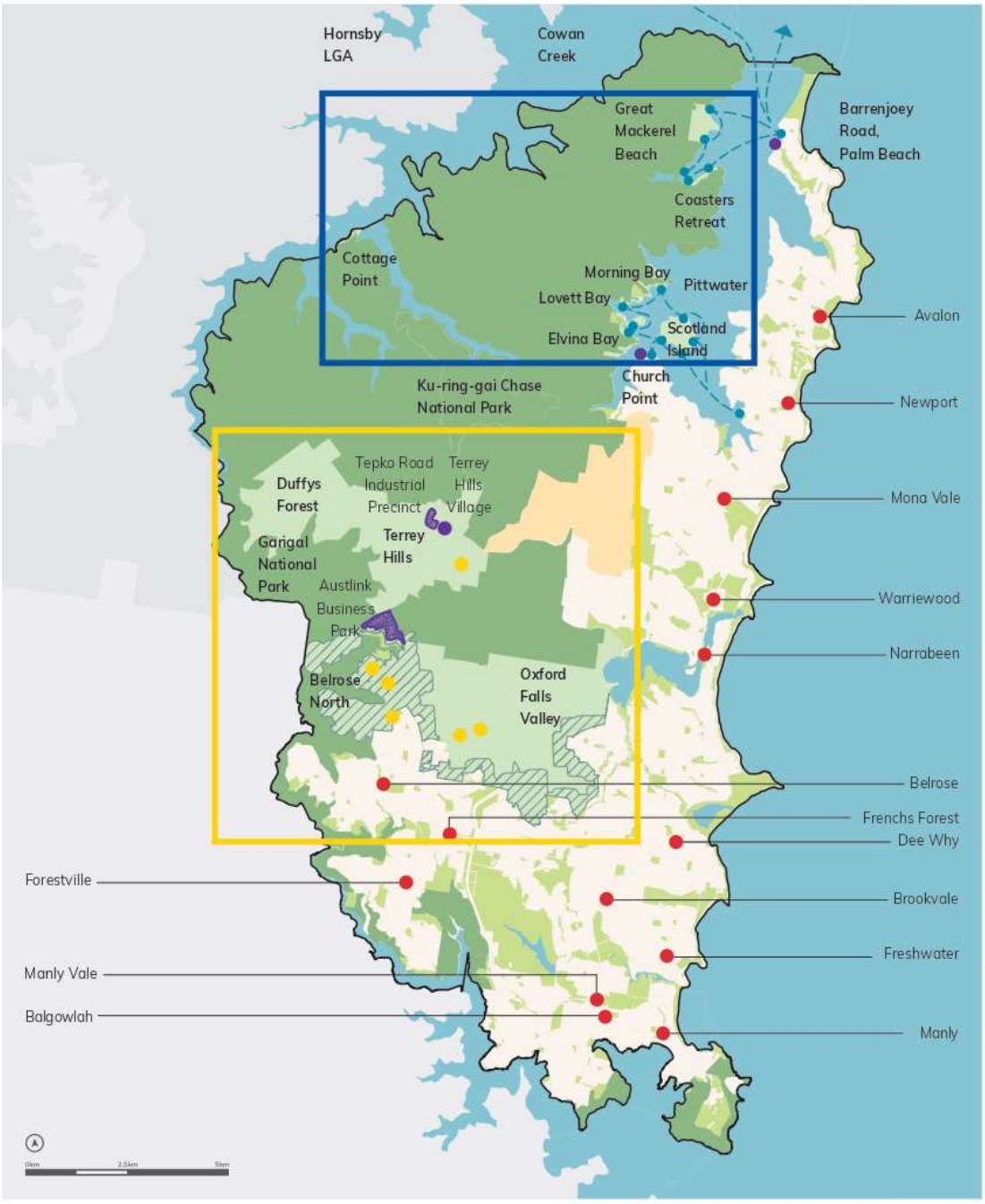
In the Northern Beaches LGA, the MRA encompasses 'Rural Uplands', around Terrey Hills, Duffys Forest and Oxford Falls Valley that lie adjacent to Ku-ring-gai and Garigal national parks to the north of the LGA. Also included are 'Coastal Communities', including Cottage Point and places on Pittwater that can only be reached by foot or by boat, including Scotland Island, Great Mackerel Beach, Coasters Retreat, Morning Bay and Elvina Bay.

These areas support a variety of land uses, including:

- bushland and waterways that maintain air quality, water quality and scenic amenity and biodiversity habitat including the critically endangered shrub *Grevillea caleyi* and the Duffys Forest Endangered Ecological Community
- connections to Aboriginal heritage and culture including significant Aboriginal heritage sites and potential economic opportunities on land owned by the Metropolitan Local Aboriginal Land Council (MLALC) (see P13)
- land that supports rural and lifestyle properties, small scale or urban agricultural enterprises, nurseries, an equine industry and urban services such as landscape supplies
- recreational and tourism uses, including bushwalking, mountain-biking, target shooting and horse-riding including the Terrey Hills Duffys Forest Bridle Trail
- employment areas including the Austlink Business Park, Terrey Hills village and Tepko Road industrial estate
- critical infrastructure, including three satellite telecommunication facilities and the Sydney East (electricity) substation
- waste management, including the Kimbriki and Belrose resource recovery centres
- infrastructure and services that support Coastal Communities including the public wharves and ferry services and the Church Point and Barrenjoey Road-Palm Beach neighbourhood centres.

Under the *North District Plan*, further urban development is not consistent with the values of the MRA – this constitutes a clear State-level direction to avoid housing growth in these areas. Parts of Oxford Falls (south), Cromer Heights (west) and Belrose North, are not currently identified as part of the MRA in the *Greater Sydney Region Plan* but share many of its traits and characteristics. Council has identified this land area as 'Future MRA investigation area', and will work with the Greater Sydney Commission to assess its suitability for inclusion in the MRA when the *Greater Sydney Region Plan* is reviewed. Using the precautionary principle, Council will apply the principles and actions in this priority to these lands until that review is complete.

Map 5
Northern Beaches Metropolitan Rural Area (MRA) and future MRA investigation area, including the Rural Uplands and the Coastal Communities



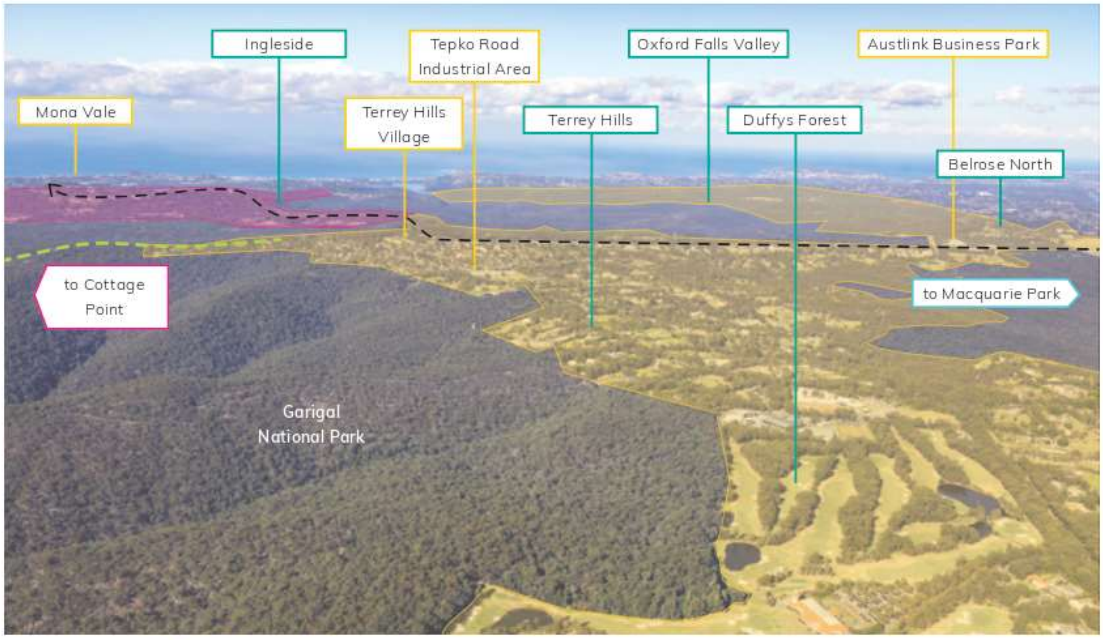
Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area
- Future MRA investigation area
- Rural Uplands
- Coastal Communities
- Strategic and local centres
- Ferry routes
- Ferry stop
- MRA convenience centres
- Employment hub (MRA)
- Significant infrastructure

Figure 29
Illustrative map – Coastal Communities of the Northern Beaches MRA

Legend --- Ferry route Mainland wharf

Figure 30
Illustrative map – Rural Uplands of the Northern Beaches MRA including future MRA investigation area



Legend Rural uplands including future MRA investigation area Ingleside

Figure 31
Key facts - Northern Beaches MRA and future MRA investigation area[8]

Areas by Ha for MRA compared with the LGA

- National park - 11,400
- Urban - 10,739
- MRA - Rural Uplands GSRP - 2,277
- MRA - Rural Uplands future MRA investigation area - 837
- Ingleside - 715
- MRA - Coastal Communities - 148

Coastal Communities - areas by Ha (total area - 148 Ha)

147	Bush fire prone land
130	Environmental protection zone
84	Private lands
48	Public lands
0	Rural zone
146	Native vegetation

Coastal Communities - People

750 dwellings | **56%** occupied dwellings | greater proportion of mature adults | **2%** need assistance

Rural Uplands as per the Greater Sydney Region Plan (GSRP) - areas by Ha (total area - 2,277 Ha)

1,037	Area deferred
1,840	Bush fire prone land
1,432	Private lands
661	Public lands
836	Rural zone
1,641	Native vegetation

Rural Uplands future MRA investigation area - areas by Ha (total area - 837 Ha)

671	Area deferred
770	Bush fire prone land
580	Private lands
211	Public lands
0	Rural zone
712	Native vegetation

Rural Uplands including future MRA investigation area - People

1,976 dwellings | **93%** occupied dwellings | greater proportion of retirees | **10%** need assistance

The majority of land within the MRA and future MRA investigation area is either bush fire prone or surrounded by bush fire prone land. Protection of human life and property from bush fire is a major planning concern for the area.

Not all properties within the MRA have access to reticulated water or sewage; improvements to septic tanks, connections to water or sewer or other sustainable alternatives are needed to manage environmental impacts. Coastal communities rely on areas outside their communities for goods, community and retail services and waste removal. While these issues are managed now, sustainable solutions are required, especially in peak seasons and as visitation increases.

Environmental attributes on public lands are mostly protected from development, yet conservation on private land remains a challenge. Opportunities to protect and enhance the MRA's environmental attributes include:

- preventing further lot fragmentation which may constrain long-term opportunities for conservation (with smaller lots creating barriers to consolidation)
- using biodiversity offsets, other funding incentives and stewardship agreements for environmental projects
- revegetating streams, planting trees and improving habitat, biodiversity and amenity
- drawing on privately initiated actions or targeted incentives such as Landcare grants, volunteering or other environmental funds
- setting appropriate land use rules and regulations to manage development.

Of the land owned by the MLALC, we will be guided by the principles established in the *Aboriginal Land Rights Act 1983* to work with the MLALC, surrounding landowners and the community to balance environmental and rural needs with economic participation and cultural use of the land by Aboriginal people (see P13).

Deferred lands

Oxford Falls Valley and Belrose North are known as `deferred lands' as they are still subject to planning controls from the former Warringah Local Environmental Plan 2000 (WLEP 2000) deferred from inclusion in the Warringah Local Environmental Plan 2011 Standard Instrument LEP.

The future zoning of this land will be determined following the completion of a range of studies currently underway and following consultation with the community as part of the Northern Beaches LEP.

Principles

- Protect biodiversity values for riparian corridors and areas that support threatened species, communities and populations and on lands identified for biodiversity connectivity.
- Support sustainable primary industry, particularly food production, and prevent incompatible land uses.
- Support establishment of local biodiversity offset sites and stewardship agreements.
- Limit development to a scale, form and density consistent with existing character and use.
- Avoid urban intensification and subdivision in the MRA and future MRA investigation area.
- Conserve and enhance the scenic amenity, tourism and recreation values of the MRA and future MRA investigation area.
- Provide adequate public open space and recreational activities to avoid unsustainable pressure on national parks.
- Encourage the spread of indigenous vegetation and tree canopy.
- Ensure development is not intensified in areas where there is unacceptable risk to human life and property from hazards such as bush fire.

No.	Action	Time	Partner
4.1	Use the employment study, social infrastructure study, environment study, biodiversity planning analysis, stormwater quality strategy, open space and recreation strategy and destination management plan to inform place-based planning in the MRA and future MRA investigation area	S	
4.2	Develop LEP and DCP controls addressing land use conflicts that compromise the rural and environmental values of the MRA and future MRA investigation area, and having regard for the outcomes of the housing, employment, local character and environment studies, and identified environmental hazards and constraints	I	
4.3	Investigate sustainable solutions for energy, water and sewerage infrastructure improvements for unconnected areas	M	Ausgrid, Sydney Water, landowners
4.4	Work with the Department of Planning, Infrastructure and Environment on the application of relevant State policies that allow urban intensification of the MRA and future MRA investigation area, by developing a local approach to the provision of seniors housing, boarding houses and medium density housing based on evidence in the local housing strategy	S	DPIE
4.5	Identify opportunities for recreation, for example, with Outdoor NSW and the Office of Sport and as outlined in P6	S	DPIE, Office of Sport
4.6	Work with the Greater Sydney Commission and the Department of Planning, Infrastructure and Environment to investigate potential for inclusion of the 'future MRA investigation area' in the MRA, including Belrose (north), Oxford Falls (south) and Cromer Heights (west)	S	GSC, DPIE
4.7	Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities on land owned by the MLALC	S M	DPIE, MLALC, NSWALC

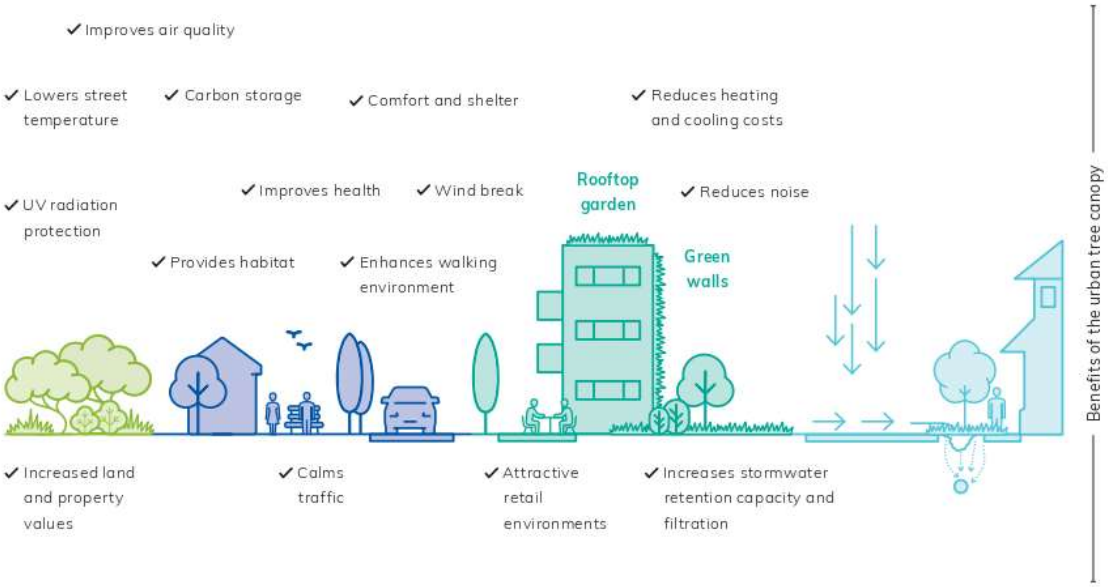
Priority 5
Greener urban environments

Tree coverage and greenery in the Northern Beaches contribute to the area's streetscape, character and standard of living. As a fundamental characteristic of the natural landscape, it will be retained to help manage gradual temperature increases, heatwaves, urban heat island (UHI) effect and protection from UV radiation.

As we move towards 2040, we will increase the urban tree canopy and green cover and develop a local green grid. Measures to address UHI are also addressed in P1 and P7.

Urban heat island (UHI) effect
Treeless urban areas generally have higher temperatures than the surrounding vegetated non-urban areas[10], which give them an island appearance in heat maps, thus the name. A UHI is often associated with extreme heatwaves that can increase demands for energy, water and health services. Often, more vulnerable people, including the elderly, the very young, the infirm and the economically disadvantaged, suffer the most in these conditions.

Figure 32
Benefits of the urban tree canopy and measures to address the urban heat island effect[9]



Measures to address the urban heat island effect

Bushland	Urban tree canopy		Improved building design	Green cover	Water sensitive urban design
Native vegetation	Privately owned trees	Street trees	Shade and passive building design	Grass cover and hedges	Kerb and gutter design, porous surfaces and swales

Ultra-violet (UV) radiation
Ultra-violet (UV) radiation is a type of natural hazard. The incidence of melanoma for the LGA is 64 per 100,000 people (compared to 51 per 100,000 people for NSW). Well-designed and correctly positioned shade, from both natural vegetation and built structures, can reduce exposure to UV radiation.

Urban tree canopy and green cover
The urban tree canopy includes a variety of tree types and is a key form of green infrastructure most effective at combatting the UHI effect and providing protection from over-exposure to UV radiation. It is complemented by other forms of green cover including hedges, grass footpaths and garden beds, green roofs and walls. Water sensitive urban design measures also cool urban environments such as bio-retention, water quality ponds, raingardens and swales (see P1).

Although the Northern Beaches has one of the highest urban tree canopy coverage rates in Sydney (39%)[11], rates of loss are also high due to the aging of mature trees and a demand for larger detached dwellings, secondary dwellings and urban and infrastructure developments. State planning controls that allow clearing for bush fire protection and development with increased footprints also contribute.

A number of studies, including Council's draft Urban Tree Canopy Plan, and the principles of the Greener Places Policy will guide our efforts to increase the urban tree canopy and green cover and reduce the UHI effect particularly in urbanised areas such as strategic centres, industrial areas, higher density residential areas and Pittwater Road. We will implement our program to plant 5,000 trees per year and manage illegal tree clearing on private land through enforcement and compliance activities.

Using 2019 LiDAR data, our analysis of the Northern Beaches tree canopy will inform urban tree canopy targets for different urban conditions based on the Government Architect's targets (Figure 33). This work will take into consideration land ownership and the need to maintain tree canopy in areas with existing high coverage (such as Scotland Island, 89%) and improve tree canopy in areas of deficiency (such as Queenscliff, 20%). For those areas constrained by infrastructure (such as arterial roads and industrial areas), other measures will be encouraged to address urban heat, including green verges, green roofs and green walls, water sensitive urban design and improved building design.

Greater Sydney and local green grid

The Greater Sydney Green Grid is the NSW Government's long-term vision for a network of high quality green areas that connect town centres, public transport networks and major residential areas. It is made up of four layers of green infrastructure (or grids): the hydrological or blue grid (see P1), the ecological grid (see P1 and P2), the recreational grid (see P6) and the agricultural grid (see P4).

In the Northern Beaches, priority Greater Sydney Green Grid projects include:

- recreational access improvements to coastal lagoons
- links from the Northern Beaches Hospital Precinct to Narrabeen Lagoon
- the Coast Walk from Palm Beach to Manly
- establishing street trees and increased building setbacks along Pittwater Road.

These projects are subject to feasibility and environmental assessment. While passive recreational access already exists for Dee Why Lagoon, any expansion or a change in intensity will require further assessment and community consultation, particularly given its status as a wildlife refuge.

We will identify, create and protect a local green grid through the planning system to complement the Greater Sydney Green Grid and expand connections such as tree-lined streets, bushland corridors, waterways, parks and open spaces.

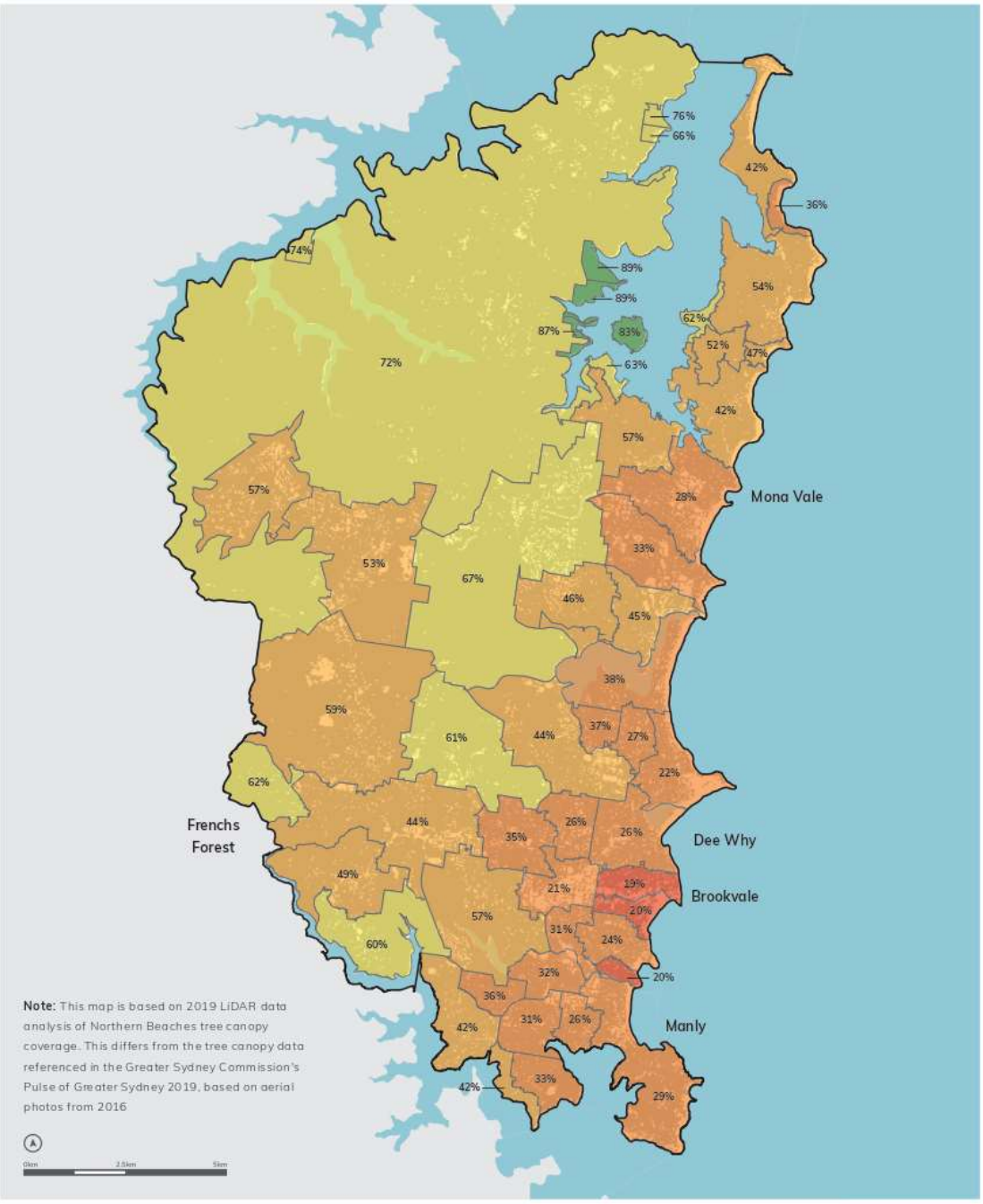
Figure 33
Government Architect NSW's urban tree canopy benchmarks how this applies to Northern Beaches LGA[12]

	CBD area target	Medium to high density area target**	Suburban area target
Government Architect's proposed tree canopy cover targets*	>15%	>25%	>40%
How this may apply to the Northern Beaches	employment hubs like strategic centres, business parks and industrial zones	medium to high density residential zones and smaller local and neighbourhood centres	low density residential areas

*Based on international and national best practice precedents
**Urban residential (medium to high-density) and light commercial areas

Notes:
- Council will consider higher targets to maintain areas of existing high tree canopy coverage including some residential areas as well as rural and environmental living zones.
- Meeting the above targets will contribute to the 40% urban tree canopy target for metropolitan Sydney (currently 21%)[11].

Map 6
Northern Beaches tree canopy per suburb[13]

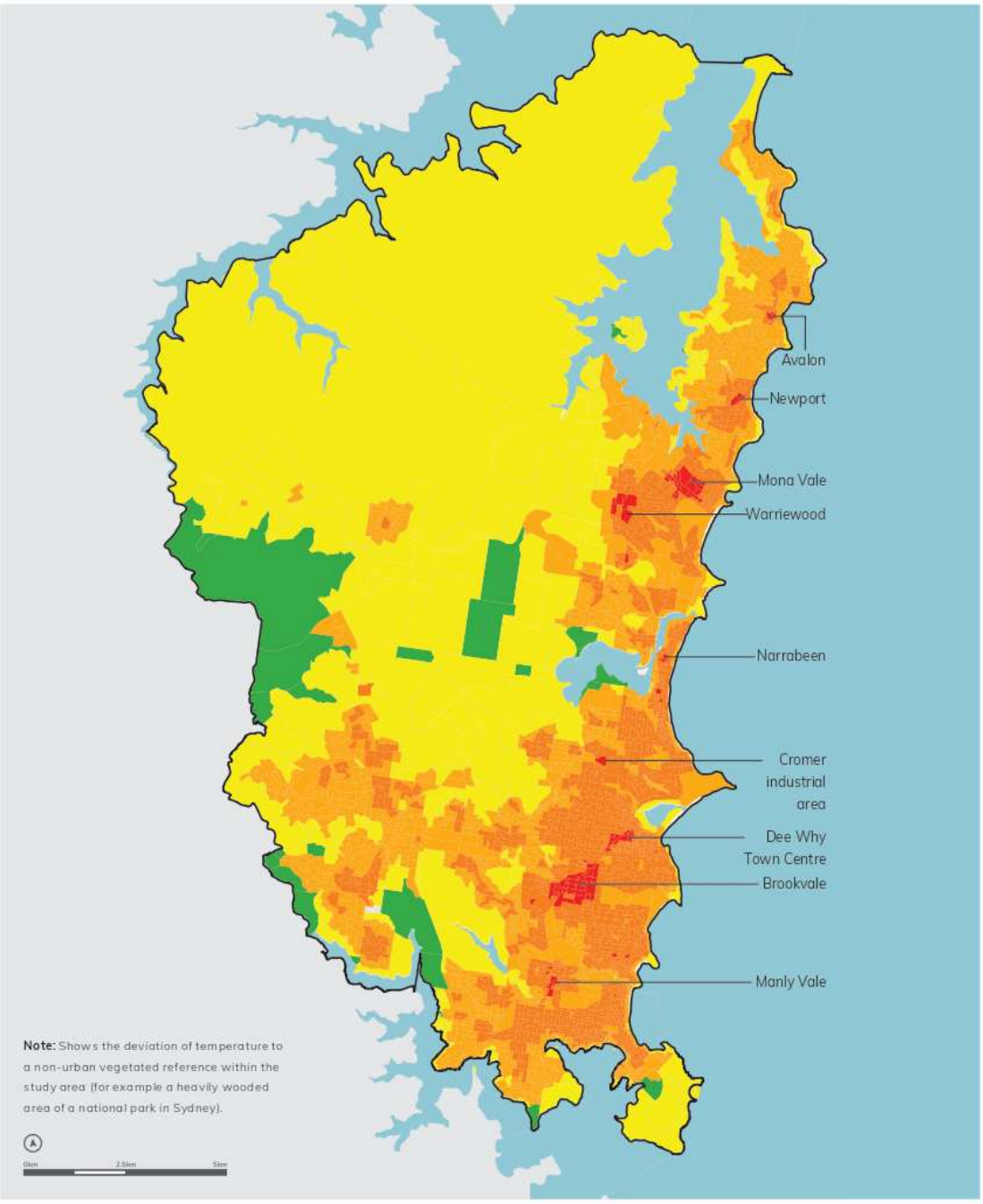


Legend

Tree canopy percentage per suburb

- 80 - 100%
- 60 - 80%
- 40 - 60%
- 20 - 40%
- Less than 20%
- Canopy > 3m
- Suburb boundary

Map 7
Northern Beaches Urban Heat Island[14]



Legend

Urban Heat Island 2016
Deviation from reference

- Cooler than reference
- 0 - 3 degrees warmer
- 3 - 6 degrees warmer
- 6 - 9 degrees warmer
- Warmer than 9 degrees

Principles

- Create a resilient, healthy and interconnected urban tree canopy across the Northern Beaches.
- Protect, maintain and enhance the existing urban tree canopy, including mature trees.
- Provide a diverse range of species of varying families and genera, prioritising local native tree, shrub and ground cover species where possible.
- Offset tree canopy loss by planting a minimum of two trees for any one tree removed from public and private land.
- Integrate the design of green, blue and grey infrastructure in support of the urban tree canopy.
- Reduce exposure to UV radiation and the urban heat island effect by increasing the urban tree canopy and green cover, incorporating water sensitive urban design and improving infrastructure and building design.
- Provide habitat for wildlife and connect to the local green grid including wildlife corridors.

No.	Action	Time	Partner
5.1	Implement the Urban Tree Canopy Plan, including the protection of trees and tree-lined areas	S	
5.2	Investigate area and land use-specific tree canopy and green cover targets, based on the Government Architect NSW's proposed targets, prioritising areas with low canopy cover, socio-economic disadvantage and high levels of urban heat and UV radiation	I	Cancer Institute NSW
5.3	Prepare design guidelines and develop LEP and DCP controls for urban tree canopy, urban heat and UV radiation. Tree canopy to be addressed by tree replacement ratio, deep soil requirements, landscaped area requirements and increased front building setbacks in road corridors. Urban heat to be addressed by requirements for roof colours, cool pavements, wind circulation, green roofs, green walls and water sensitive urban design. UV radiation to be addressed by well-designed built and natural shade	I	NSROC, Cancer Institute NSW
5.4	Investigate the feasibility of Greater Sydney Green Grid projects, identify a local green grid, and protect and enhance these grids in the new planning framework	S	GA, DPIE, Office of Sport, Sydney Water

Priority 6
High quality open space for recreation

Sport and recreation, as a central part of the Northern Beaches lifestyle, requires easy access to open space that supports leisure for fun, relaxation or fitness. The LGA's open space is a key form of social infrastructure (see P11) that forms the recreational grid and includes:

- public parks, including formalised spaces for civic, outdoor or recreation activities
- sporting areas for organised sports, including sportsgrounds, courts and greens
- golf courses.

The Northern Beaches also has access to extensive natural areas that are primarily protected for conservation but may also serve secondary recreational uses including walking, cycling, horse trails and picnic areas. These natural areas are located in public parks, sporting areas and golf courses, with a significant proportion located within:

- national parks, State parks and habitat reserves owned and managed by Council
- beaches and foreshores, including headlands, dunes or riparian vegetation.

As the population grows, the ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life.

2,313 hectares of the Northern Beaches' available open space is currently owned or managed by Council. Residents and visitors also access privately owned open space for recreation including golf courses, gun clubs, bowling clubs, tennis clubs and horse arenas.

Quality of open space is considered more important than quantity, with people more likely to be active and engage with the outdoors if they have access to clean, well-maintained, shaded, and visually appealing spaces and pathways.

Although the Northern Beaches has a high proportion of homes within a 400m walk to open space (78%)[11], Council's initial high level analysis has identified areas which may be considered to have poor access to open space including:

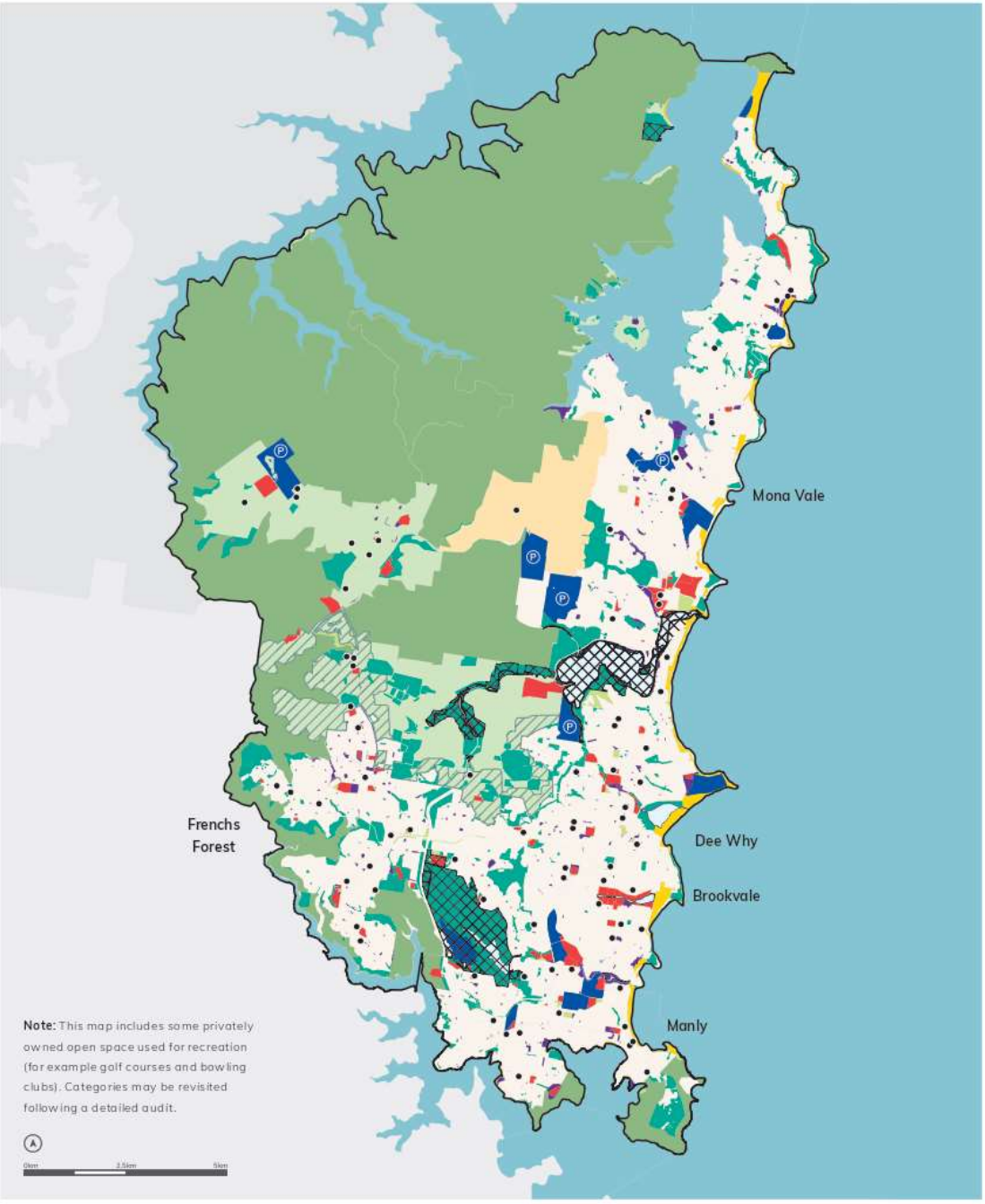
- urban high-density residential areas outside a 200m buffer to open space including parts of: Dee Why, Collaroy, Queenscliff, Manly Vale, Fairlight and Balgowlah
- urban residential areas outside a 400m buffer to open space including parts of: Avalon Beach, Newport, Warriewood, Wheeler Heights, Seaforth, Collaroy Plateau and Freshwater[16].

Figure 34
Summary of open space on the Northern Beaches

Note: These figures are approximate and may vary based on a detailed audit.

	National park	Natural area	Golf course	Sporting area	Beach and foreshore	Public park
Private	0	1	338	48	0	0
Public	11,400	1,889	183	301	223	197

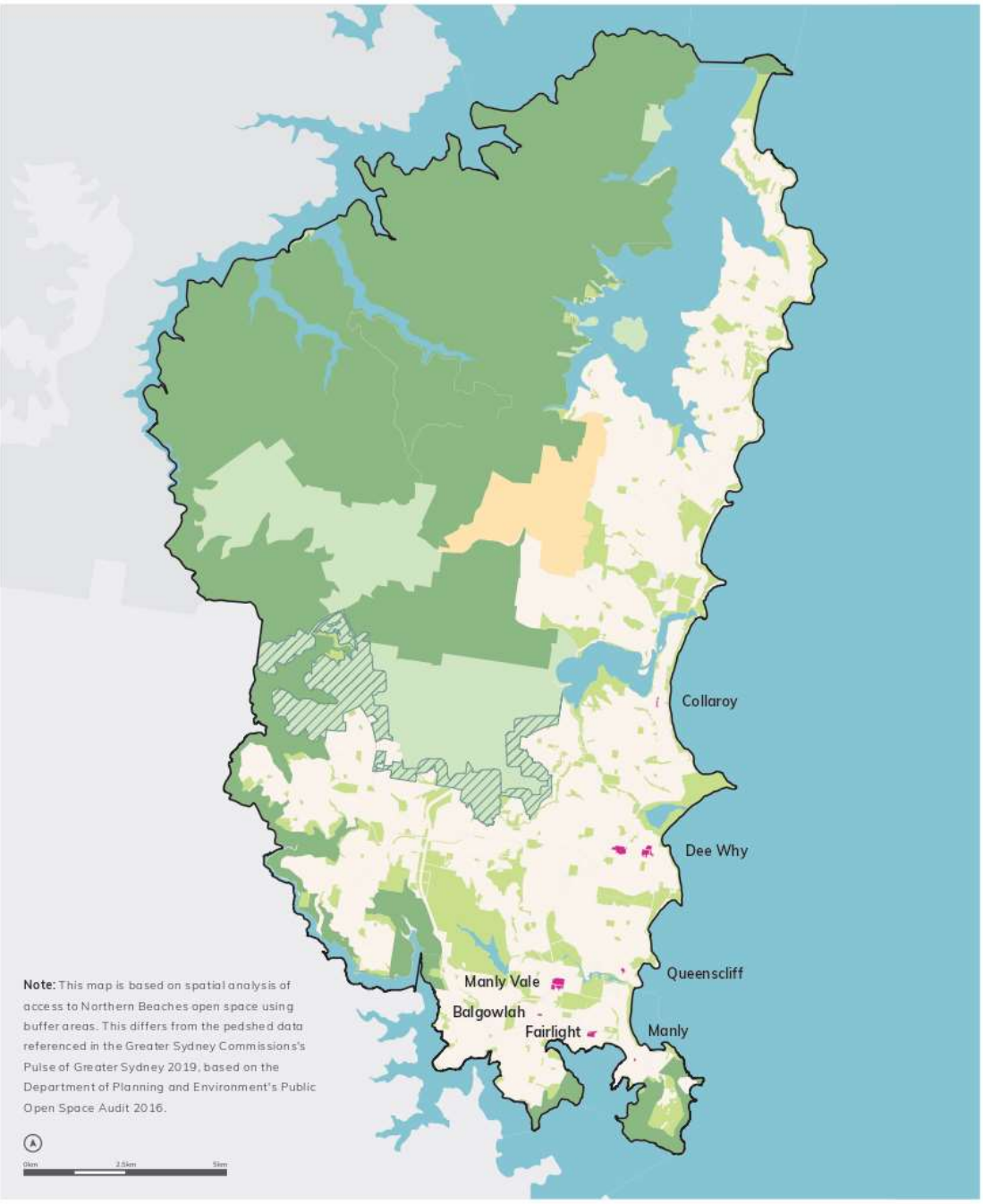
Map 8
Northern Beaches open space[15]



Legend

- Urban area
- Ingleside Growth Area
- National park
- Other major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- State park
- Sporting area
- Golf course
- Golf course (private)
- Public park
- Beach and foreshore
- Natural area
- Schools (future potential opportunity for shared use)

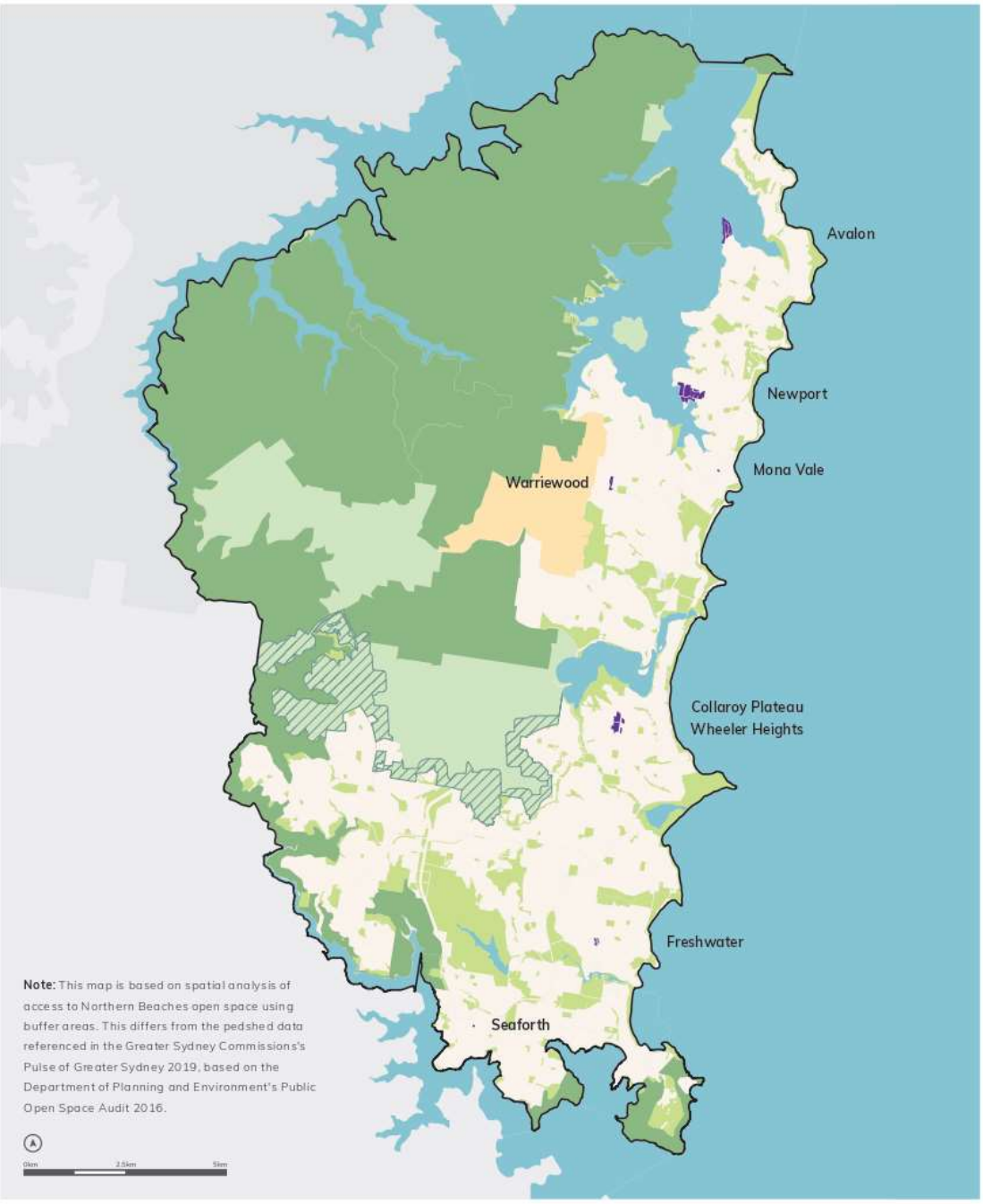
Map 9
Northern Beaches high-density residential areas - further than 200m from open space[16]



Legend

- Urban area
- Ingleside Growth Area
- National park
- Other major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- High-density residential areas (lots >60 dwellings/ha) further than 200m from open space
- Waterways

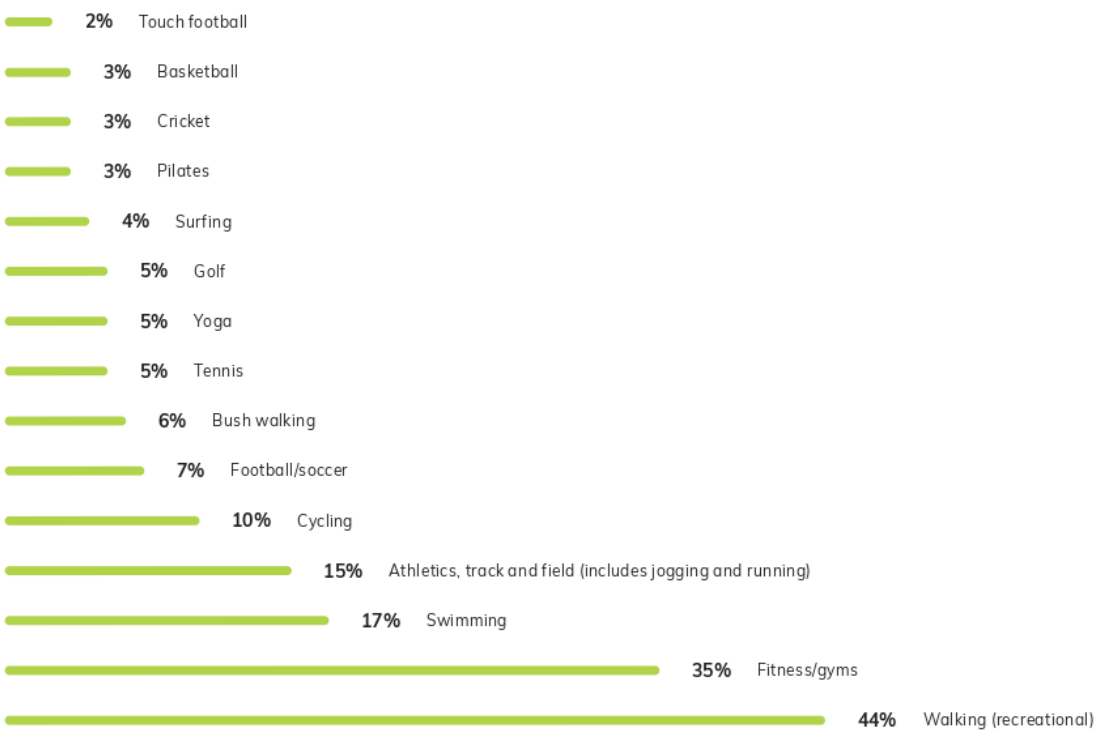
Map 10
Northern Beaches residential areas - further than 400m from open space[16]



Legend

- Urban area
- Ingleside Growth Area
- National park
- Other major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Residential areas further than 400m from open space
- Waterways

Figure 35
Top 15 sport and recreation activities for residents in NSW[15]



With limited resources and land for public parks and sporting areas, we need to seek maximum return from investment by planning for flexible open space that responds to trends such as more individual-based activity (walking, swimming, athletics or cycling) or demographic changes (for example, from part-time workers, retirees or families). Present estimates predict a 41-hectare shortfall of land for sport by 2031 and demand on regional open space, such as beaches, will increase.

In addition to implementing the Northern Beaches Sportsgrounds Strategy (2017) and planning for new open space in Frenchs Forest strategic centre, further LGA-wide studies will identify innovative and collaborative solutions to address competing demands. These include:

- **conversion of single-use open space:** by creating multi-functional spaces to increase sport and recreation use of golf courses, Crown land and schools, as identified in the Sportsground Strategy
- **disposal of assets:** selling underutilised assets to enable investment in new open space and facilities
- **value capture:** exchanging the uplift achieved through development for public open space
- **innovative models and partnerships:** facilitating shared use of existing public and private facilities or partnering with the private sector to build new sporting facilities
- **improving access to natural open space and the local green grid:** formalising trails and infrastructure in natural areas subject to environmental assessments
- **public and green space in built-up areas:** considering strategies such as rooftop parks and sports courts, plazas, wide street verges and the conversion of road space, especially in areas of under-supply such as Brookvale and Dee Why.

Principles

- Improve the provision, diversity and quality of open space for recreation.
- Design open space to be flexible, versatile, multifunctional and fit for purpose.
- Ensure open space responds to demand and meets diverse community needs.
- Use open space to connect people to nature.
- Ensure developments result in no net loss of public open space.
- Ensure new open space contributes to, connects and enhances the local green grid.
- Design sustainable open space that considers lifecycle costs, management and maintenance.
- Encourage collaboration and partnerships to promote shared use.
- Support rooftop parks, increased building setbacks and conversion of road space in built-up areas.
- Design vibrant, accessible and interactive open spaces.
- Ensure access to natural open space and waterways is sustainable so that these areas are preserved for the future.
- Ensure new residential development is located within 400m of open space and high density areas within 200m of open space.

No.	Action	Time	Partner
6.1	Prepare LGA-wide studies including a social infrastructure study and an open space and recreation strategy	I	DPIE, Office of Sport, Sydney Water
6.2	Develop LEP and DCP controls that respond to the findings of the above studies and improve provision of open space and recreation (such as innovative sports facilities inclusion in new developments), connect to the local green grid, and manage conflicts, for example, by applying environmental protection zones to natural open spaces	I	
6.3	Implement the Sportsground Strategy by reallocating grounds to maximise use; facilitating shared use of school fields; and upgrading selected sports grounds either through reconfiguration, drainage and lighting improvements and/or synthetic fields	S	DOE, Office of Sport, independent schools
6.4	Deliver new open space in Frenchs Forest strategic centre (see P23)	M	DPIE, DOE
6.5	Investigate the provision of sports fields in new housing development areas including Warriewood Valley and potentially Ingleside	S	DPIE

Efficiency

Reducing emissions requires new approaches to managing growth and development and increased efficiencies in managing energy, water and waste.

We will improve environmental standards and compliance in new and existing developments and support the global push for net zero carbon buildings. We will explore and invest in technologies and processes such as renewable energy and waste management that deliver long-term environmental benefits.

Planning priority

- Priority 7
  A low-carbon community, with high energy, water and waste efficiency

Priority 7
A low-carbon community, with high energy, water and waste efficiency

The Northern Beaches LGA emitted almost two million tonnes of greenhouse gas emissions from electricity (56%), transport (29%), waste (8%) and gas (7%) in 2016-17[17]. In the same year, almost half of the LGA's water supply (46%)[17], sourced by remote dams and treated to drinking water standards, was used for non-drinking uses such as toilet flushing, laundry and irrigation.

Land use and the built environment contributes to carbon emissions and water use as it influences how people live, move and use resources. Residential dwellings contribute to the majority of the LGA's carbon emissions (63%), mainly from electricity and transport. Average emissions and water-use per dwelling are lower in higher density areas in Manly, Dee Why and Narrabeen compared to areas with detached housing.

Figure 36
Northern Beaches Council resource use aspirations and commitments

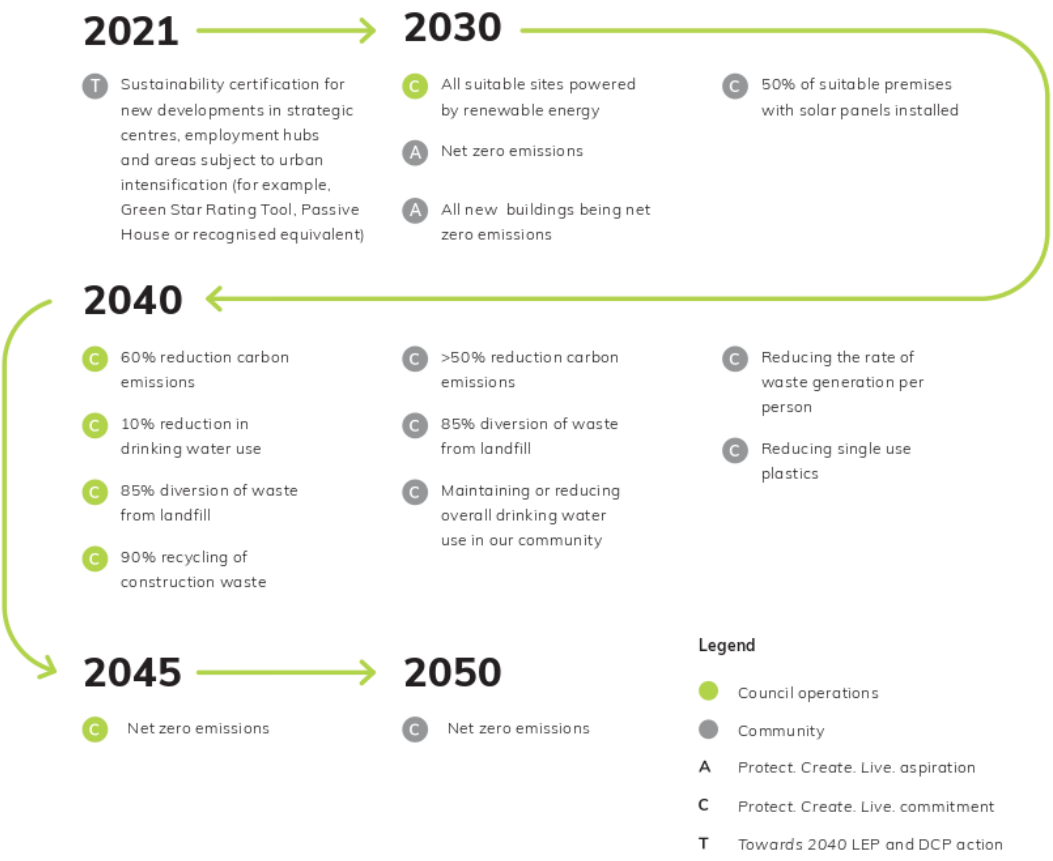
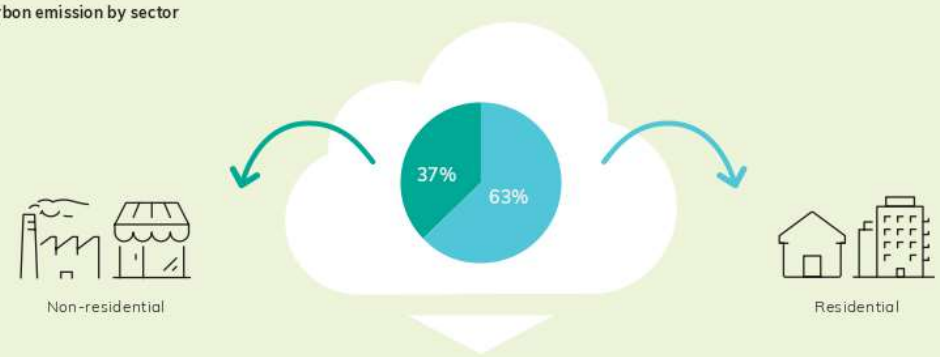


Figure 37
Carbon emissions
- Northern Beaches LGA 2016-17[17]

Total carbon emission by sector



Total carbon emission by resource type

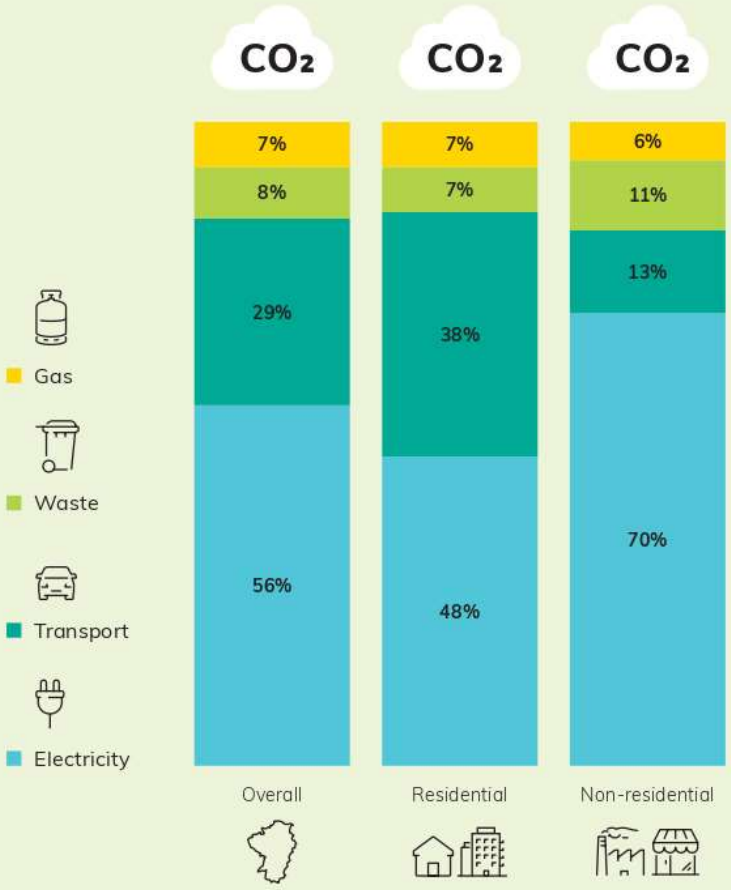
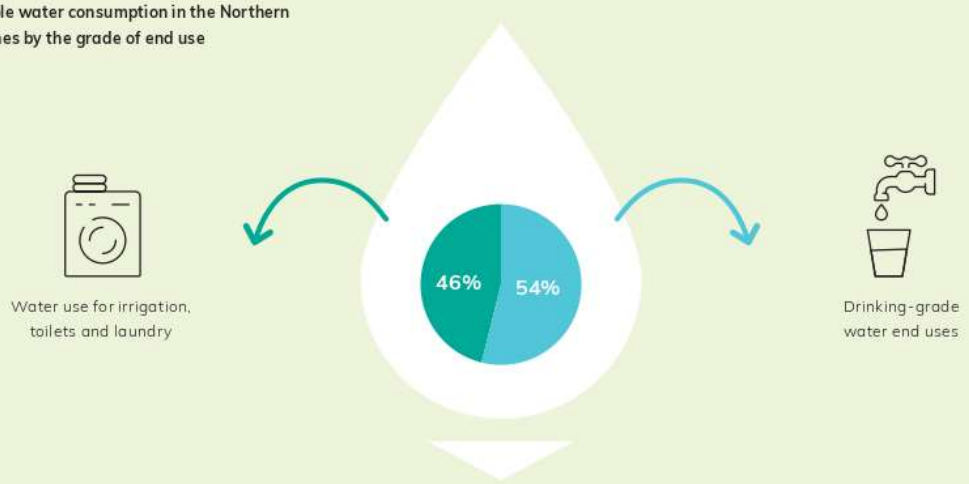


Figure 38
Potable water consumption
- Northern Beaches LGA 2016-17[17]

Potable water consumption in the Northern Beaches by the grade of end use



Potable water consumption in the Northern Beaches by sector

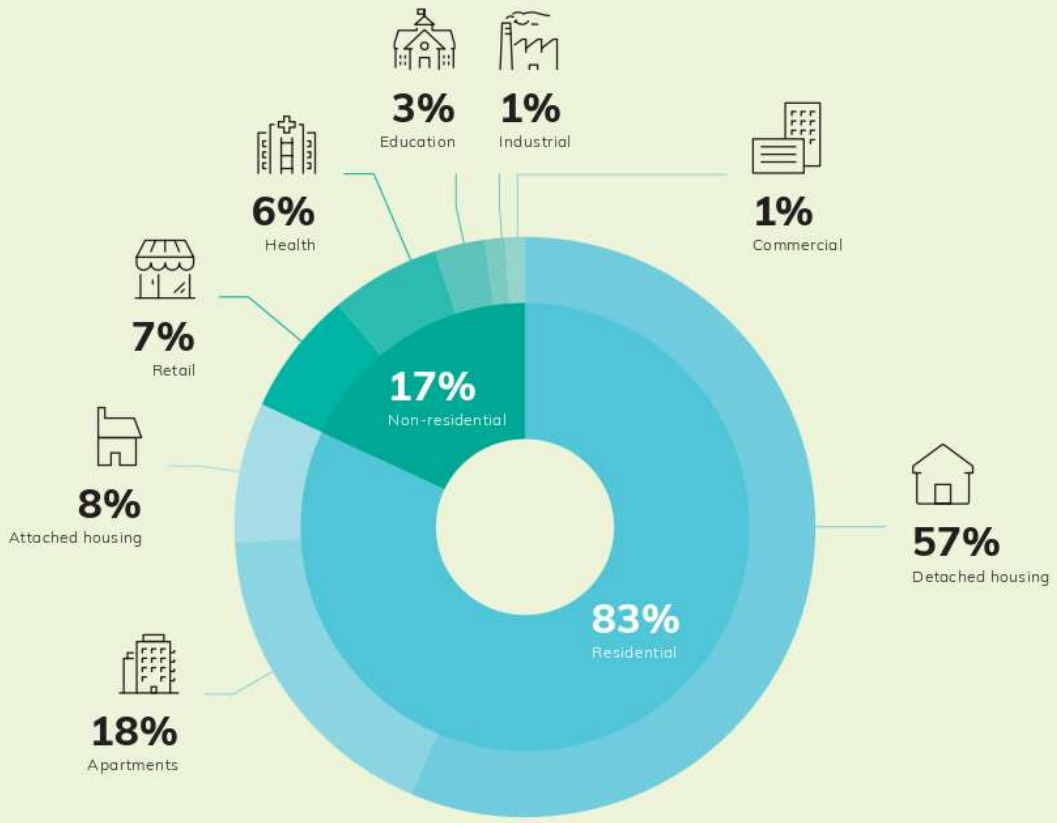
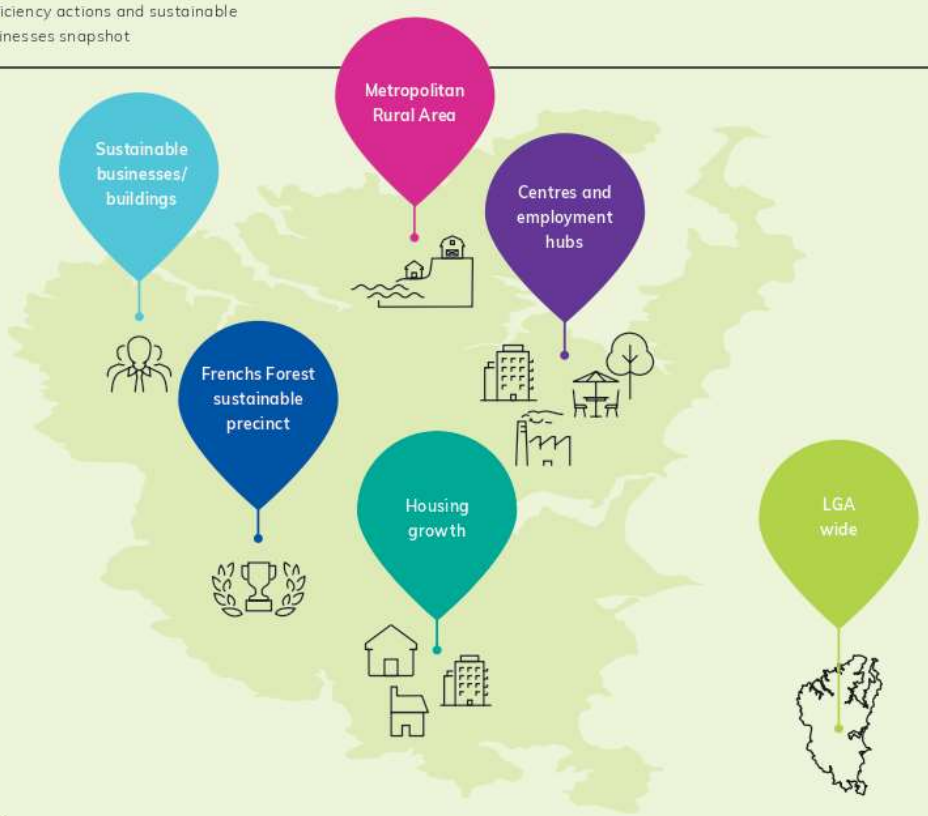


Figure 39
Towards 2040 efficiency actions and sustainable buildings and businesses snapshot



Efficiency actions

- Sustainable energy, water and sewerage infrastructure solutions (P4)

- Reduce parking rates (P21)
- Improve public transport (P19, P20)
- Improve active transport (P20)
- Encourage car share (P20, P21)
- Facilitate innovative, sustainable industries (P22)
- Promote compact settlements (P7, P15, P16)
- Sustainability certification for new developments (P7)

- Promote compact settlements (P7, P15)
- Sustainability certification for new developments (P7)

- Low-carbon, high-efficiency precinct (P7, P23)
- Green Star Community (P7, P23)
- Water smart city (P1)

- Blackmores, Warriewood
- Col Crawford, Brookvale
- Lifestyle Working Building, Brookvale
- Four Pines, Newport

- Improve building standards and retrofits (P7)
- Increase uptake of renewable energy (P7)
- Support smart technology (P7)
- Promote precinct-scale efficiencies (P7)
- Facilitate circular economy outcomes (P7)
- Demand management initiatives

We want to be a leader in sustainable resource use; our new LEP and DCP must encourage efficiencies, especially in the built environment. Opportunities include:

- **precinct-scale efficiencies** such as using renewable energy across multiple buildings; consolidating freight, waste collection, re-use and recycling facilities (see P21); or introducing stormwater harvesting and wastewater recycling (see P1)
- **more compact settlements** including walkable suburbs serviced by public transport to reduce reliance on private vehicles and transport emissions (see P15 and P19-21)
- **smart technology and infrastructure** to improve energy, water, waste and transport efficiencies, such as smart energy management systems, smart bins, and shared transport including car share, e-bikes or autonomous vehicles
- **improving building standards and retrofits** through passive design and infrastructure such as renewable energy and storage capacity; dual reticulation for recycled water; electric vehicle charging; carbon neutral products; adaptable car parking; and measures to address UHI including green cover and reflective materials (see P5)
- **transitioning to a circular economy** by prioritising and facilitating the reuse, repair and recycling of products and materials and reducing waste generation.

We are advocating for a Green Star Communities rating for Frenchs Forest, as new developments provide the greatest opportunities for change. We will prioritise low-carbon, high-efficiency precincts in strategic centres, employment hubs, and areas subject to urban intensification in the short term, as densely populated suburbs provide the best opportunities to reduce emissions.

We will be guided by commitments in our Environment and Climate Change Strategy *Protect. Create. Live.* including projects and programs to educate the community and encourage retrofits. Aspirations in our Transport Strategy, Move, will guide a reduction in transport emissions.

We support the global Net Zero Carbon Buildings Commitment and will work with the NSW Government to introduce improved building standards. We have measured the community's baseline carbon emissions and water profile and will continue to monitor progress.

Northern Beaches Council as a sustainability leader

- Bronze partner of the NSW Government's Sustainability Advantage program.
- Lighting, heating and cooling upgrades at buildings, car parks and sports fields
- Solar power installations on Council buildings, including Cromer and Balgowlah depots.
- Low-energy LED residential streetlights that reduce carbon emissions by 3,000 tonnes a year.
- Smarter, greener, safer, cleaner waste collection service that reduces emissions by 43,200 tonnes a year.
- Cromer Park Water Harvesting Scheme, using a bio-retention system and UV filtration for irrigation.
- Kimbriki Resource and Recovery Centre operates a sustainable living education centre and a buy back centre for re-usable items and repurposable materials.

Net Zero Carbon Buildings Commitment
The global Net Zero Carbon Buildings Commitment requires building owners, occupants, cities and states to create an energy-efficient built environment, powered by renewables, and to support decarbonisation of the grid. It recognises that technology exists to achieve net zero carbon buildings and supports the Paris Agreement, the World Green Building Council, C40 and the Climate Group, as part of the We Mean Business Coalition and the Green Building Council of Australia.

Principles

- Ensure new developments and retrofits demonstrate improved building standards and the achievement of a low-carbon development with high-efficiency in energy, water and waste.
- Reduce carbon emissions.
- Support precinct-scale efficiency initiatives.
- Reduce the volume of waste to landfill and waste transport requirements.
- Maximise re-use and recycling to support a circular economy.
- Support smart technology and infrastructure.
- Increase the uptake of renewable energy.
- Increase alternative water supplies to decrease dependency on distributed potable water.

No.	Action	Time	Partner
7.1	Deliver Frenchs Forest strategic centre as a low-carbon, high-efficiency precinct and a Green Star Community (see P23)	S M L	DPIE, DOE
7.2	Identify opportunities for precinct-scale efficiencies, renewable energy projects, circular economy outcomes, compact settlements, smart technology and infrastructure and better building standards and retrofits in the environment study, employment study and local housing strategy	O	
7.3	Develop LEP and DCP controls to improve energy, water and waste efficiencies in new developments and require developments in strategic centres, employment hubs and areas subject to urban intensification to provide an independent sustainability certificate such as the Green Star Rating Tool, Passive House or a recognised equivalent (threshold to be developed)	I	
7.4	Improve building standards for residential and non-residential buildings and relevant infrastructure, support the push for net zero carbon buildings, and monitor progress	S	DPIE, GBCA
7.5	As part of our Environment and Climate Change Strategy *Protect. Create. Live.* and Transport Strategy *Move*, develop action plans for public transport, sustainable living and green neighbourhoods	S M L	

Northern Beaches new waste collection service

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Resilience

Adaptation to natural and urban hazards is becoming increasingly important as the climate changes and the population grows.

We will continue to improve natural and urban hazard management and mitigation activities and focus on compliance and enforcement, disaster risk reduction to protect people's lives and property, the economy and the natural environment.

Planning priority

- Priority 8
  Adapted to the impacts of natural and urban hazards and climate change

Priority 8
Adapted to the impacts of natural and urban hazards and climate change

The Northern Beaches is vulnerable to natural hazards as a result of past planning decisions and its interface with the natural environment. These hazards include bush fire, flooding, landslip, coastal erosion and storms. Recent examples include the 1994 bush fires in Terrey Hills, Ingleside and Elanora Heights, and the 2016 east coast low and king tide that caused severe damage and coastal erosion at Collaroy, power outages and the evacuation of residential properties.

As the climate changes, exposure to natural hazards will increase. Heatwaves, heavy rainfall and severe bush fire conditions are already more frequent and more intense. Storm surges, sea-level rise and increased flooding will affect properties and infrastructure along the coast.

A growing population will increasingly be exposed to urban hazards that result from past and present urban development activities, such as water, noise and air pollution, as well as soil and groundwater contamination. These hazards are heavily influenced by land use, with major road corridors linked to air and noise pollution, industrial areas posing risk of stormwater contamination and residential areas contributing to woodsmoke pollution, especially in winter. In the Metropolitan Rural Area, on-site wastewater systems are located in close proximity to natural waterways.

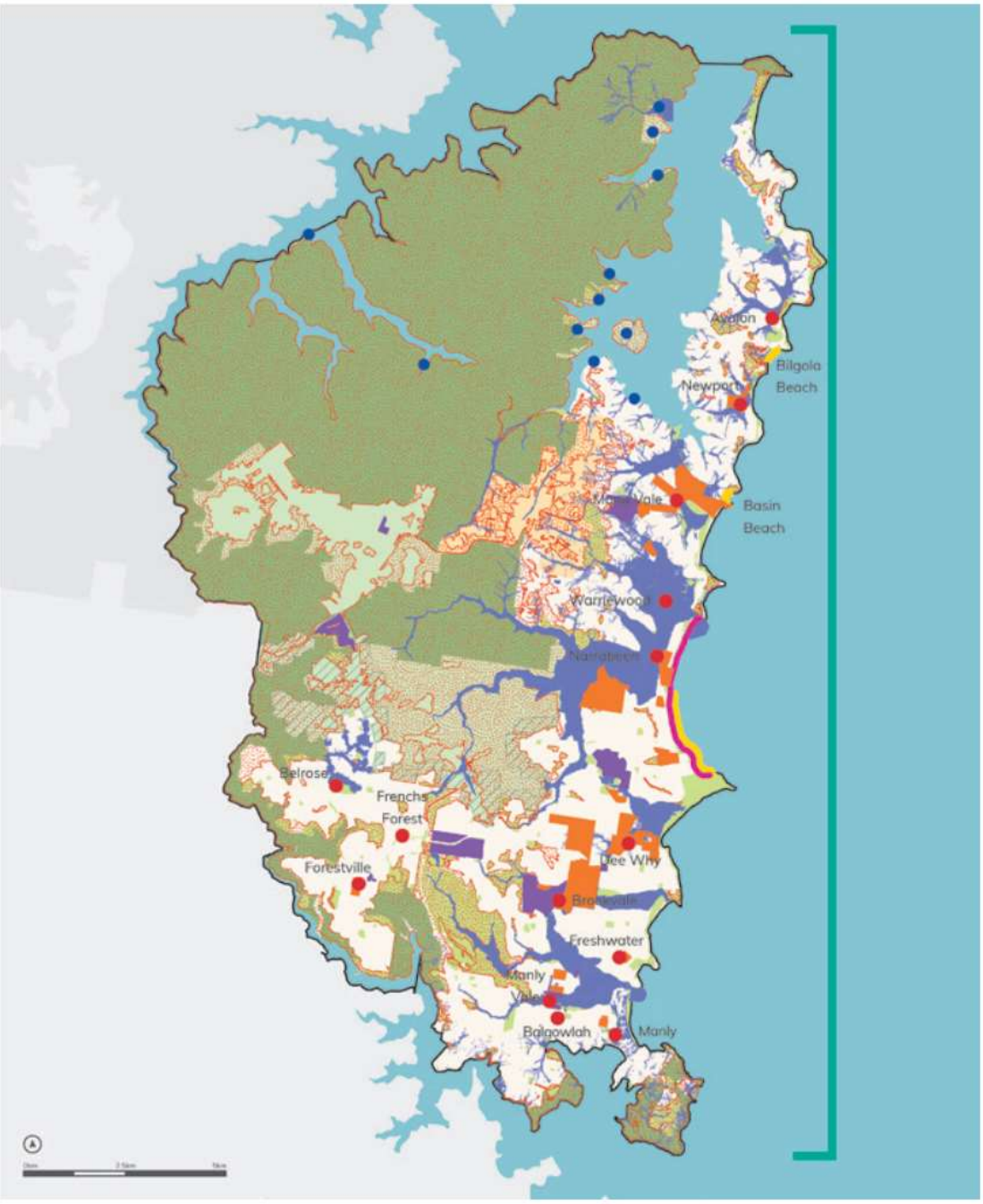
Declaration of Climate Emergency

Northern Beaches Council resolved on 27 August 2019 to join over 900 jurisdictions worldwide, including 35 Australian councils, and declare a state of Climate Emergency that requires immediate action by all levels of government.

Our Environment and Climate Change Strategy, *Protect. Create. Live.* outlines our commitment to build resilience in the community and natural and built environments. We collaborate with several partners to lead best practice incident management and awareness. We undertake proactive inspections, education programs and environmental auditing to ensure all reasonable and practicable measures are taken to minimise the generation of air and noise pollution and soil and groundwater contamination and its discharge into the environment.

The new LEP and DCP will incorporate natural environment protections and shape the built environment to foster connected and sustainable communities that are not only resilient to natural and urban hazards but also chronic stresses and acute shocks, such as pollution, disease, cyber or terror attacks and social unrest.

Map 11
Northern Beaches snapshot of natural and urban hazards including impacts from climate change



Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Strategic and local centres
- Populations vulnerable to urban heat[14]
- Flood prone area
- Bush fire prone land
- Employment lands with risk of stormwater contamination
- Build resilience to coastal hazard
- Partner with research organisations to understand climate change impacts
- Promote and maintain public access and build resilience through regeneration and beach nourishment
- Onsite sewerage management system areas in close proximity to waterways or coast

Resilience[18] is the capacity of individuals, communities, businesses and systems to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience.

Chronic stresses include homelessness and housing affordability, lack of access to public transport, family violence, climate change, structural inequity, and chronic food and water shortages.

Acute shocks are sudden, short-term events like major storms, floods, bush fires, heatwaves, disease outbreaks, terrorism or cyber-attacks.

Existing projects

- Applying the Australasian Inter-Service Incident Management System (AIIMS) with emergency services and relevant agencies.
- Delivering the Australian Storm Wave Damage and Beach Erosion Early Warning System with the University of NSW and Bureau of Meteorology.
- Educating and engaging the community through the Get Ready Northern Beaches awareness program with DPIE and NSW Office of Emergency Management.
- Building coastal resilience through lagoon entrance management, sand nourishment, dune restoration and the Collaroy/Narrabeen sea wall.
- Implementing the Frenchs Forest Climate Change Adaptation Plan.
- Implementing the NSW Wood Smoke Reduction Program including community education programs, cash incentives to replace wood heaters and measures to enforce local air quality standards.

Principles

- Minimise risk to public health and safety from urban and natural hazards.
- Reduce risk to life and property.
- Support initiatives that respond to climate change.
- Avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards.
- Within high risk areas, avoid developments that rely on performance-based solutions, are difficult to evacuate or would be occupied by at-risk members of the community (including schools, hospitals and nursing homes).
- Mitigate exposure to UV radiation, the UHI effect and extreme heat.
- Improve resilience to climate change in both natural and built assets.
- Balance urban tree canopy programs and bushland restoration with natural hazard risk.
- Manage risks associated with sea-level rise for coastlines and beach landscapes.
- Minimise water, air and noise pollution, soil and groundwater contamination and its discharge into the environment.
- Minimise adverse impacts from development in environmentally sensitive areas.

No.	Action	Time	Partner
8.1	Finalise the new Northern Beaches Bush Fire Prone Land Map and undertake an appropriate strategic bush fire assessment to guide future development in accordance with State government guidelines including *Planning for Bush Fire Protection*	S	NSW RFS
8.2	Identify where to limit the intensification of development in areas exposed to hazards including bush fire prone areas for both risk minimisation and environmental protection	I	
8.3	Undertake studies including constraints, coastal hazards and flood mapping and develop LEP and DCP controls to restrict development in high-risk hazard areas	I	NSW RFS, DPIE
8.4	Investigate a natural hazards and resilience framework to address chronic stresses and acute shocks including but not limited to sea-level rise, natural hazards and climate-related risks across the Northern Beaches	S	
8.5	Implement our Environment and Climate Change Strategy *Protect. Create. Live.* and develop associated action plans for adaptation and resilience	S M L	
8.6	Prepare a climate change action plan for the LGA and a climate change adaptation plan for Frenchs Forest strategic centre	I	*
8.7	Resolve the future of Ingleside so that any development is sustainable and resilient to natural hazards	I	DPIE
8.8	Develop Council policy and LEP and DCP controls to ensure best practice environmental management of stormwater, air, noise and light pollution, and soil and groundwater contamination to minimise hazards and pollution, for example by managing wood heaters, asbestos, animals, smoking, and construction management including dewatering	S	EPA
8.9	Investigate the establishment of a baseline and ongoing monitoring for specific water, noise and air pollution sources, including metal and hydrocarbons in recreational waterways and vector borne illness (i.e. mosquitoes)	S	EPA
8.10	Investigate mechanisms to minimise the incidence of illegal dumping and land clearing using advanced technologies, increased enforcement and compliance and/or education programs	S	EPA
8.11	Investigate the establishment of Australia's first Urban Night Sky Place in Palm Beach, addressing public lighting, light pollution and energy consumption	S	

* DPIE, Resilient Sydney, Office of Emergency Management, Cancer Institute NSW

Hazard reduction burn

Towards 2040

Infrastructure and collaboration

Infrastructure and collaboration

Providing new and upgraded infrastructure such as public transport, schools and open space is essential to a more liveable, sustainable and productive Northern Beaches.

We will partner with State agencies, councils, the community and other stakeholders to optimise existing infrastructure, deliver new and upgraded infrastructure and align growth with infrastructure planning.

Planning priority

- Priority 9
  Infrastructure delivered with employment and housing growth

Priority 9
Infrastructure delivered with employment and housing growth

30-minute city

A '30-minute city' is a planning concept that supports planning for a city in which people can easily access the places they need to visit each day within 30 minutes by public transport, walking or cycling from where they live.

A 30-minute city would mean people spend less time commuting and more time with friends, family, undertaking education, leisure or exercise. This can be a challenge in the Northern Beaches due to the distance between centres and limited public transport.

Analysing the time it takes to travel from one area to another, where people live, and where jobs and main services are located sets the context for how the Northern Beaches functions and informs decisions about:

- the effectiveness of public transport
- better access to services and facilities
- where new development is needed or should be located.

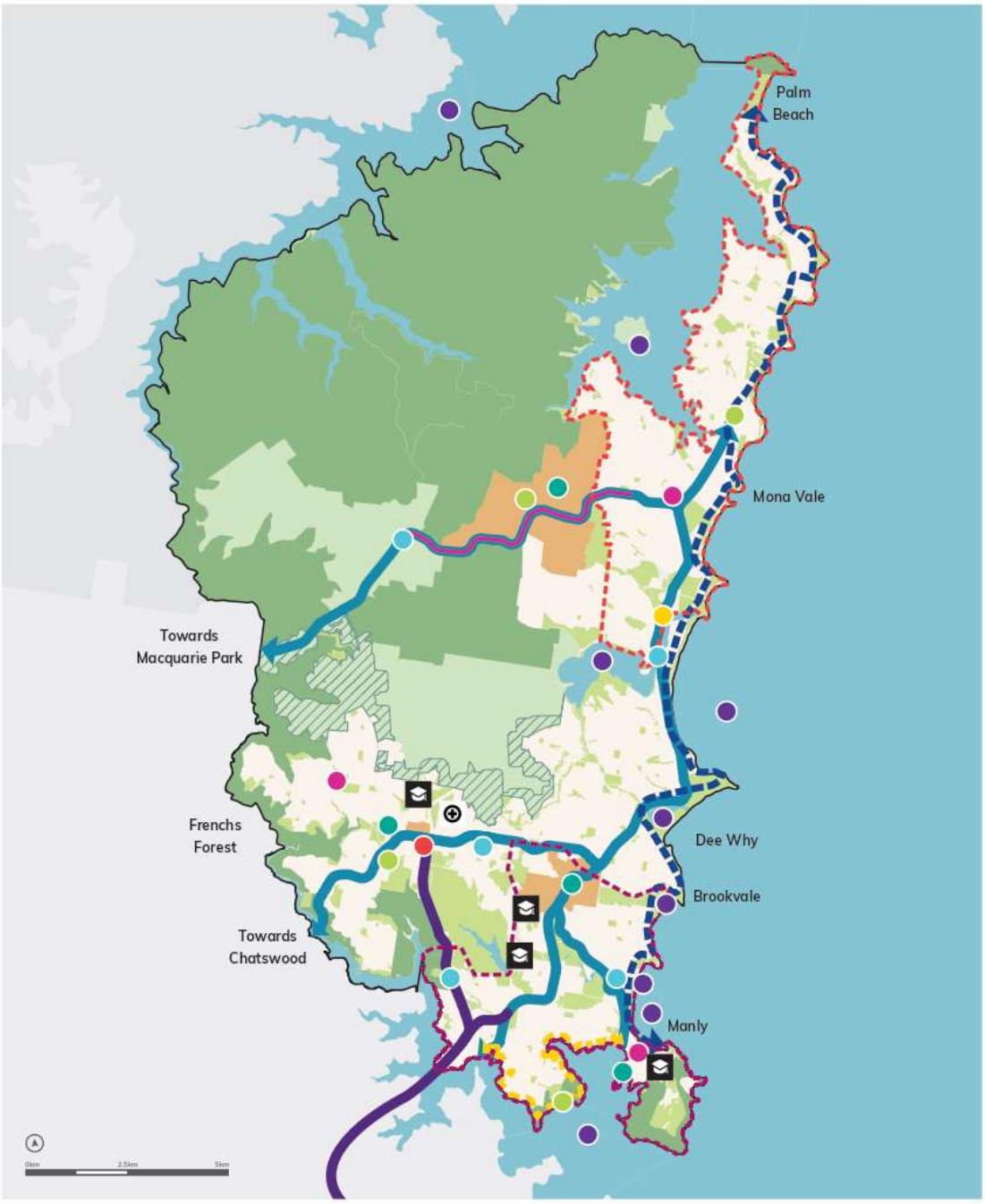
With this understanding, we can sequence development, be selective about where and when it occurs so that new infrastructure is provided in the right place at the right time.

For example, Brookvale and Dee Why are the LGA's most accessible centres but the constrained road network must be addressed in conjunction with growth to realise the centre's potential. Precinct-level planning will mean new housing and jobs are planned alongside infrastructure for the whole precinct.

We will work with State agencies to develop and align planning for infrastructure and growth, from investment and integrated strategies where alignment across agencies is critical, such as the Beaches Link Tunnel, to smaller projects such as shared use of school sports fields.

Other opportunities for collaborative approaches to land use and infrastructure planning will become apparent as we complete LEP studies, including an LGA-wide land use and infrastructure implementation plan that will explore place-based infrastructure compacts in urban renewal areas and inform reviews of the contribution plans.

Map 12
Northern Beaches collaboration projects



Legend

- Urban area
- Public transport and infrastructure
- Coast and waterways
- Environment and open space
- Planning
- Schools and education
- Public healthcare and hospitals
- Arts, heritage, culture and innovation
- Coast walk
- Bondi to Manly walk
- Keoride service area
- Uber pool service area
- Public transport and active travel connection
- Beaches Link Tunnel
- Mona Vale Road upgrade
- Planning areas
- Education
- Primary medical facility

Towards 2040

Public transport and infrastructure

- B-Line bus service and commuter carparks
- Improved bus services between Northern Beaches and Chatswood
- East-west public transport connection from Mona Vale to Macquarie Park
- Brookvale – Manly bus connection
- Beaches Link Tunnel
- Mona Vale Road upgrade
- Principal bicycle network
- On-demand transport
- Freight and mass transit investigations
- Wharf and ferry service improvements
- Electric vehicles

Partners: DPIE; TfNSW; Ku-ring-gai, Ryde, Willoughby, Mosman and North Sydney Councils

Arts, heritage, culture and innovation

- Public-private partnerships facilitating shared use of public and private facilities for arts and cultural activity and community services, for example Manly community service hub
- Libraries

Partners: Community service providers; SL; ALIA

Planning

- Frenchs Forest Planned Precinct
- Ingleside Growth Area
- Brookvale strategic centre (precinct-level planning)
- Application of State Environmental Planning Policies that override local controls
- Former Manly Hospital site

Partners: DPIE; GSC; GBCA; NSWH; DOE; TfNSW

Schools and education

- Establish a university
- School capacity planning
- Shared and joint use of private and public facilities, including schools and sport fields

Partners: Office of Sport; DOE; independent schools; NSWH

Public healthcare and hospitals

- Northern Beaches Hospital
- Frenchs Forest health and education precinct

Partners: DPIE; NSWH

Coast and waterways

- Manly and Shelly Beach Smart Beaches project
- Coastal management programs for open coast, Hawkesbury and Sydney Harbour
- Monitoring and evaluation reporting at four lagoons and Pittwater
- Scotland Island water and wastewater feasibility study
- Waterway health risk-based framework

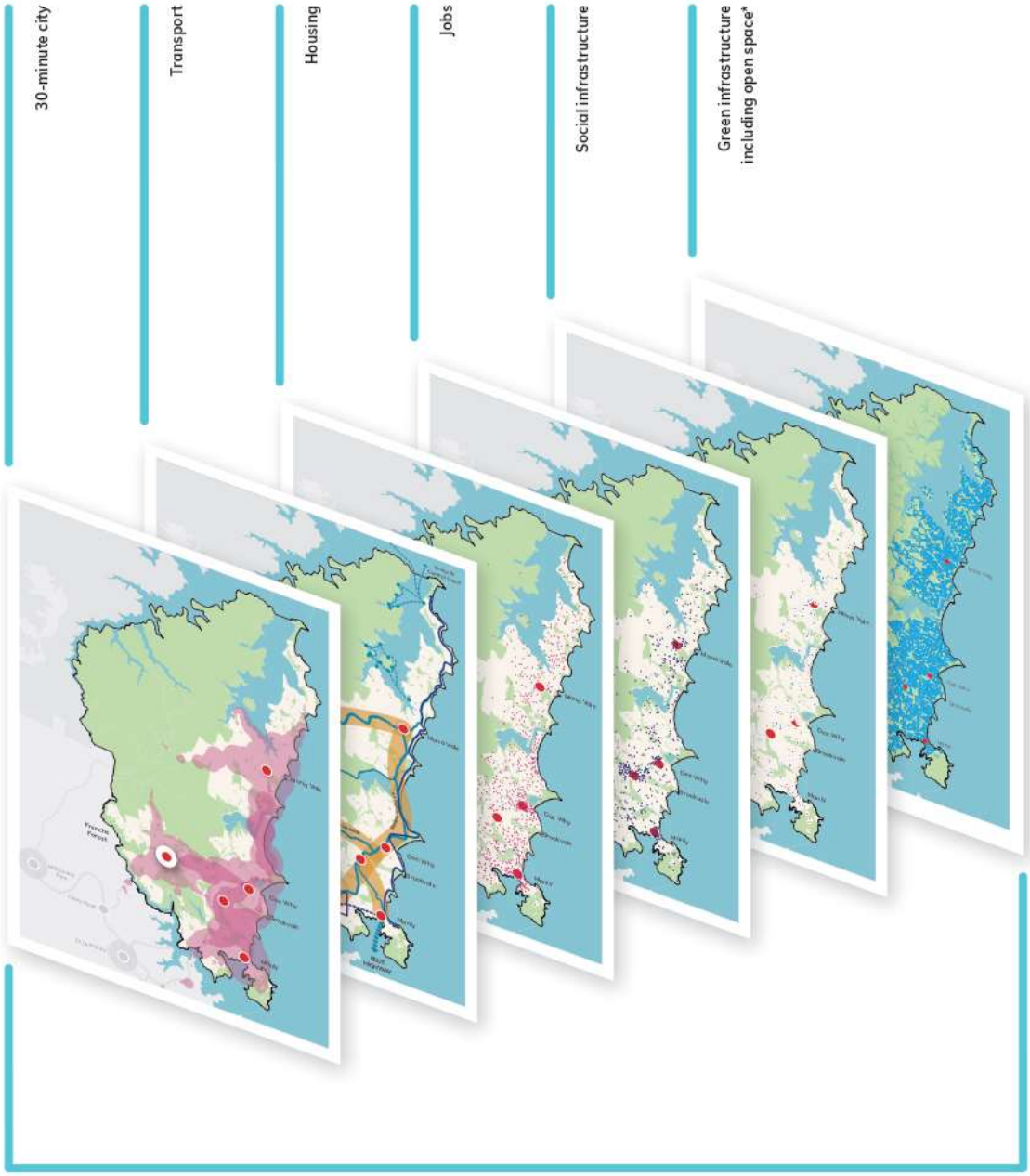
Partners: DPIE, Sydney Coastal Councils; Lake Macquarie Council; University of Technology

Environment and open space

- Coast walks connecting Palm Beach to Bondi
- Greater Sydney Green Grid
- Green Star Community at Frenchs Forest
- Get Ready Northern Beaches project
- Sustainability Advantage program - bronze status
- Cities Power Partnership
- Ingleside Chase Reserve - biobanking agreement

Partners: DPIE; GA; City of Sydney; Mosman, North Sydney, Waverley and Woollahra Councils; Property NSW; Sydney Harbour Federation Trust; NSROC; GBCA; Office of Sport; Office of Emergency Management; Sydney Water; Resilient Sydney

Figure 40
Coordinated land use and infrastructure planning



Elements of coordinated land use planning

*also includes bushland, urban tree canopy cover, and natural and man-made waterways (see P1 and P5).

Principles

- Collaborate across all levels of government to integrate land use and infrastructure.
- Use precinct planning to sequence and fund growth and infrastructure in strategic centres.
- Foster public-private partnerships and shared use of private and public facilities.
- Facilitate transparent collaboration processes and involve stakeholders and the community early.
- Ensure new and upgraded infrastructure contributes to the circular economy, considers whole of life cycle costs, is efficient and flexible to adapt to long-term needs.
- Ensure new development is supported by an infrastructure assessment and demonstrate that demand for the infrastructure it generates can be satisfied. This includes social and transport infrastructure.
- Protect existing waste infrastructure land and activities including waste transfer stations and resource recovery facilities.
- Ensure upgrades to infrastructure address impacts from climate change, including urban heat, UV radiation exposure, sea-level rise and increased incidence of bush fire, flooding and storm surges.
- Incorporate public art projects into infrastructure upgrades.

No.	Action	Time	Partner
9.1	Develop an LGA-wide land use infrastructure implementation plan informed by LEP studies to align planning and funding for housing, employment, social infrastructure, green infrastructure and transport	I	DPIE, TfNSW
9.2	Develop LEP and DCP controls that safeguard transport, waste and other infrastructure needs, including a review of the SP2 infrastructure zone	S	TfNSW
9.3	Deliver Phase One of the Frenchs Forest Hospital Structure Plan and unlock future stages	S M	DPIE, DOE, NSWH
9.4	Facilitate a whole-of-government precinct-level approach to planning for growth and infrastructure in urban renewal areas such as Brookvale strategic centre	S M	GSC, DPIE, TfNSW, DOE, NSWH
9.5	Work with the NSW Government to increase the range of essential infrastructure applicable under Section 7.11 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), including green and sustainable infrastructure	S M	DPIE
9.6	Work with the NSW Government to permit an increase to maximum permitted development contributions under Section 7.12 of the EP&A Act where required	S M	DPIE
9.7	Investigate new funding mechanisms such as value capture	S M	DPIE
9.8	Fund infrastructure improvements through Council's delivery program and contribution plans	S M L	

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Liveability

People

Everyone in the Northern Beaches community should be able to engage in activities where they interact with others, improve their health and wellbeing or get involved in education.

Our planning must respond to the community's existing needs while being mindful of projected demographic changes.

Planning priorities

- **Priority 10**
  World-class education facilities, including a university
- **Priority 11**
  Community facilities and services that meet changing community needs
- **Priority 12**
  An inclusive, healthy, safe and socially connected community
- **Priority 13**
  Strong engagement and cooperation with Aboriginal communities
- **Priority 14**
  A community enriched through the arts and connected through creativity

Priority 10
World-class education facilities, including a university

Tertiary education and training facilities on the Northern Beaches include TAFE NSW Northern Beaches at Brookvale, the International College of Management Sydney at Manly and the University of New South Wales (UNSW) Water Research Laboratory at Manly Vale, Australia's largest and most comprehensive hydraulics laboratory.

By 2036, many young people will transition from high school to tertiary education, adding to the existing 12,500 university students on the Northern Beaches. **If they can continue to study locally, we can retain more younger people on the Northern Beaches.**

The LGA has a lower than average participation in tertiary education, at only 6.7% of the 15 to 64 year old age group compared with 9% for Greater Sydney[19]. University students on the Northern Beaches mostly live around Dee Why, Balgowlah and Beacon Hill. They travel more than one hour (by bus) to access university. Without a university campus on the Northern Beaches, and with poor public transport and indirect routes to other campuses, students have few options.

The LGA has a great opportunity: the potential of the Frenchs Forest health and education precinct, which contains the Northern Beaches Hospital. The *North District Plan* identifies Frenchs Forest as a health and education cluster model that includes university collaboration or a campus.

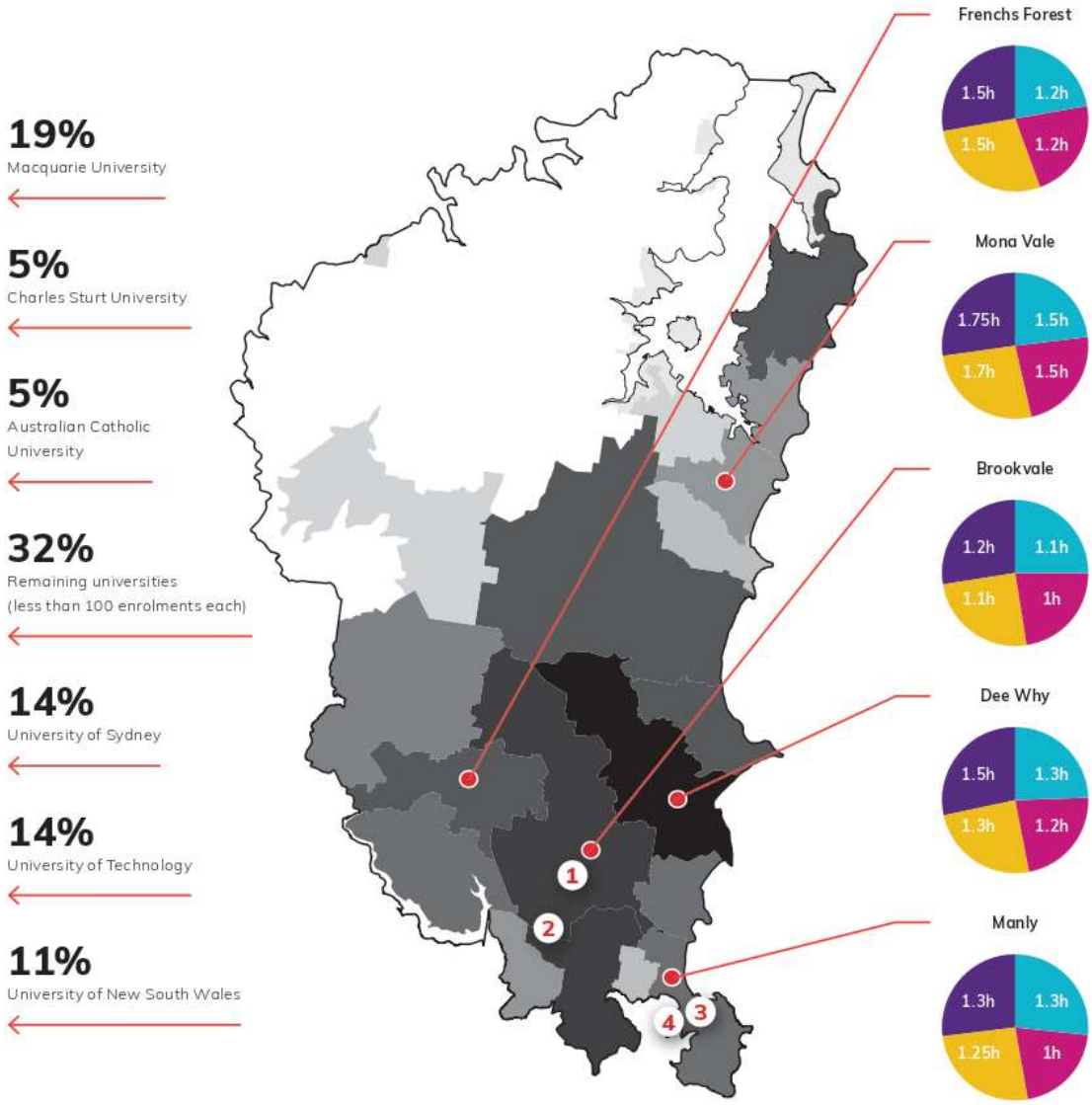
There are opportunities for research in health and related fields at Frenchs Forest in partnership with industry in allied health, aged care, sport and exercise science. Co-location of a new university with Northern Beaches Hospital would create a world-class health and education precinct with potential for secondary benefits of business growth in the new town centre and adjoining business park.

More broadly, future opportunities include all forms of tertiary education and new models for learning, such as satellite campuses; shared communal learning spaces; online learning; flexible teaching facilities and partnerships.

The Northern Beaches has a larger population of people aged between five and 20 years compared to the North District and Greater Sydney. An extra 3,454 school students will need to be accommodated in schools in the Northern Beaches by 2036. We will work with the Department of Education and independent providers to address the expected increase in school students.

Figure 41
Other industry specialisation opportunities for higher education on the Northern Beaches[19]

Figure 42
Northern Beaches education facilities, university students and where they travel to study[19]



Legend

Travel time by bus*

- Macquarie University
- University of Technology
- University of New South Wales
- University of Sydney

Existing facilities

1. TAFE, Brookvale
2. UNSW, Manly Dam
3. International College of Management, Sydney (ICMS)
4. Charles Sturt University Australian Graduate School of Policing and Security (AGSPS)

Number of enrolments by postcode (2016)

- 94 - 130
- 131 - 220
- 221 - 330
- 331 - 460
- 461 - 600
- 601 - 660
- 661 - 720
- 721 - 800
- 801 - 1240
- 1241 - 1673

*based on TfNSW trip planner for 9am arrival

Towards 2040

Principles

- Increase the availability of local education opportunities, including use of libraries to support individual and group study.
- Establish a university and/or tertiary education options in a strategic centre close to high-frequency public transport, and student housing or affordable housing.
- Ensure new educational buildings, or additions to existing buildings, exhibit design excellence and integrate into surrounding areas.
- Help schools to provide the education services required as the number of students increases.

No.	Action	Time	Partner
10.1	Investigate opportunities and partnerships to bring a university and/or more tertiary education options to a strategic centre	S M	DPIE, NSWH, DOE
10.2	Respond to expected increase in school students in collaboration with providers and increase shared and joint use projects	S	DOE, independent schools, Office of Sport
10.3	Develop LEP and DCP controls that facilitate opportunities for training and education within existing facilities and new models for communal learning spaces; review appropriate zoning for education facilities; and align with the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*	S	

Priority 11
Community facilities and services that meet changing community needs

Community facilities provide spaces for people to connect, create and learn. They include community centres, schools, childcare centres, libraries, health services, entertainment and leisure facilities (these are also known as social infrastructure). As the population grows, we need to make better use of the LGA's open spaces, beaches, national parks, waterways, dams and walkways and improve access to and planning for upgraded or new facilities (see P6).

Multi-use facilities like Avalon Recreation Centre, Tramshed Arts and Community Centre and Dee Why PCYC are community focal points, while smaller facilities like community halls provide for single or specialised uses, with limited space for casual social interaction. Surf life saving clubs also provide an essential role, with renewal projects underway for Mona Vale, Long Reef and Manly Surf Lifesaving Clubs.

With limited social infrastructure in Frenchs Forest, the planned precinct process includes provision of a library, community centre, childcare centre, sporting fields, multi-use outdoor courts, indoor courts, shared use opportunities and expanded aquatic facilities and programs at Warringah Aquatic Centre.

Most of the Council-owned or managed social infrastructure facilities in the LGA are along the coast around centres. Social infrastructure is more dispersed in inland areas. For example, isolated areas like Terrey Hills have limited access to facilities whereas Warriewood-Narrabeen accommodate a range of facilities. There are clusters of facilities in higher-density areas such as Dee Why, while other high density areas such as Collaroy have comparatively fewer facilities. The mix of facilities and how they meet community needs also varies. For example, while Manly has a higher concentration of facilities that matches its higher density, facilities are generally smaller, localised facilities; there is no larger multipurpose facility.

Figure 43
Key facts - Northern Beaches community facilities and services[15]

37 community centres

10 libraries

15 children services (long day care, pre-school, vacation care and family day care)

22 surf life saving clubs

4 cultural and creative spaces

73 places of worship

7 community gardens

6 hospitals (public and private)

71 aged care facilities

90 primary/ high schools

Towards 2040

Utilisation also varies – some facilities, such as Dee Why PCYC, are so popular that capacity has been reached. Most facilities are ageing, need maintenance, or are dated and do not meet the needs of the community. Opportunities include:

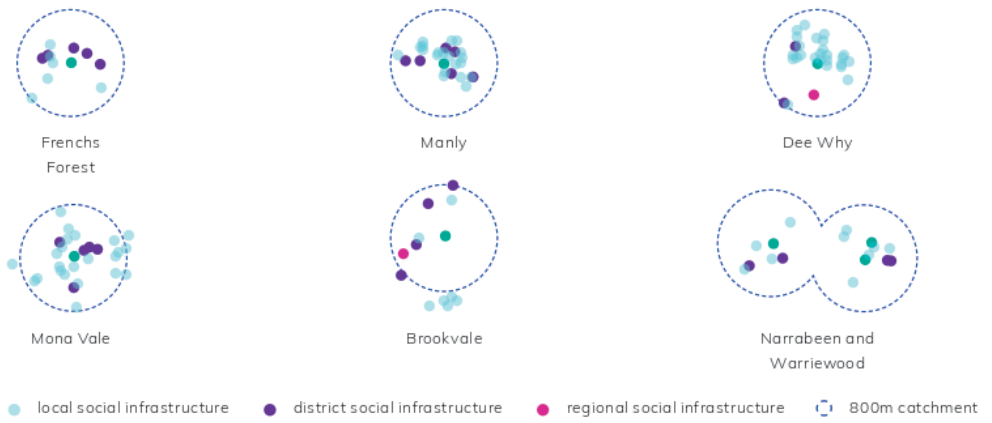
- **existing infrastructure:** reinvigorating existing facilities by adapting to universal design, installing digital technology or activating for day and evening use
- **flexible, adaptable, accessible, multi-use spaces:** increasing multi-use facilities or upgrading single-use facilities to cater for a broader range of users
- **innovative models and partnerships:** investigating co-working hubs, start-ups or creative uses; integration of indoor and outdoor spaces; transitional and pop-up uses; partnerships with providers and agencies; community learning spaces such as vertical campuses and community lounges; and shared use of public and private facilities for arts and cultural activities and community uses
- **community hubs in strategic centres:** clustering community facilities and services such as social services, community centres or libraries
- **re-imagining other infrastructure:** exploring how infrastructure such as surf life saving clubs and RSL clubs can be used for the broader community
- **distribution, type and need:** aligning distribution and type of facilities with population density and community needs, for example, the large proportion of family households with children and ageing population.

Our social infrastructure study will examine the adequacy of existing social infrastructure to support the existing and forecast population. Location specific opportunities for investigation include:

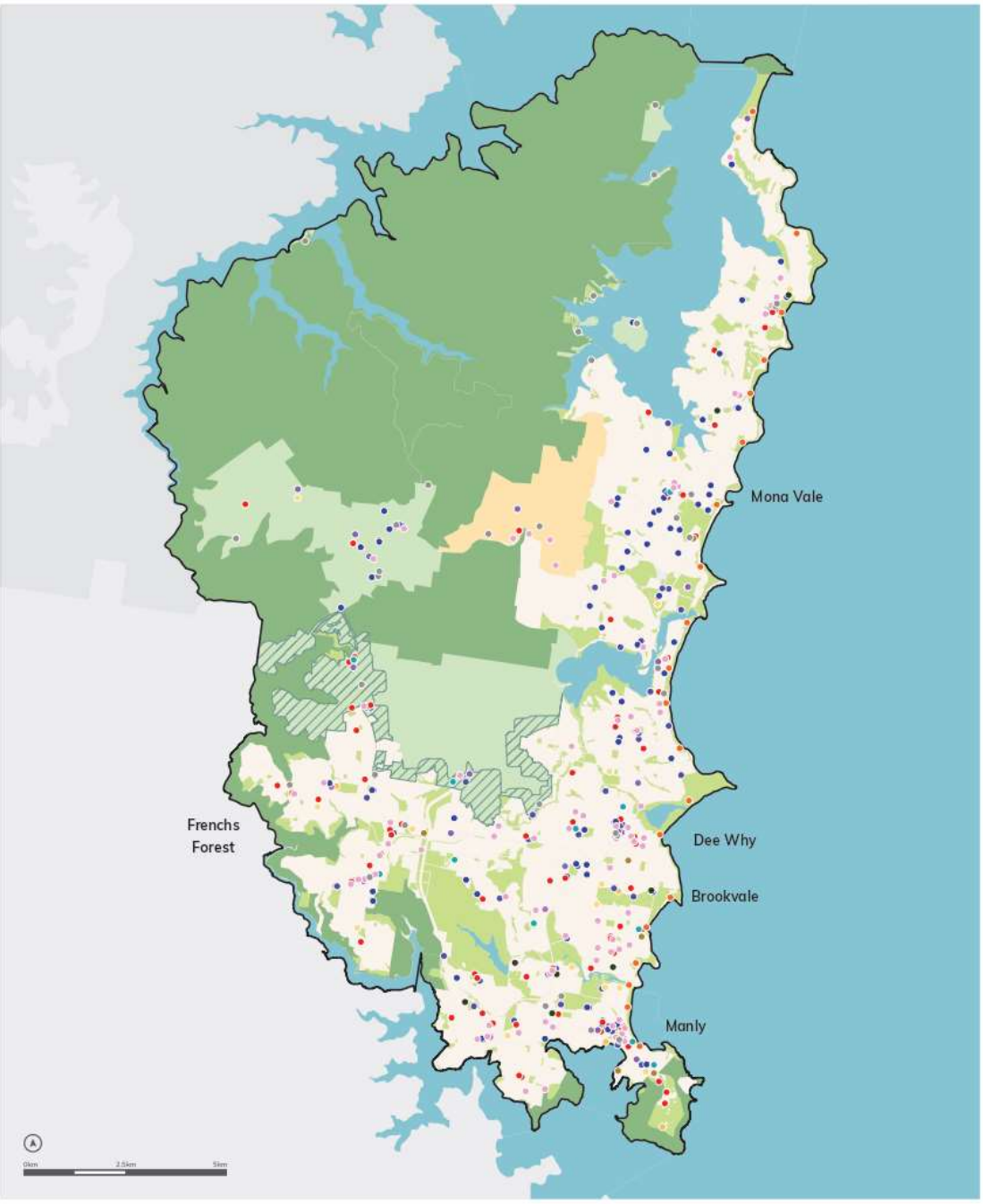
- **Brookvale:** a multi-use community facility incoporating co-working or economic development spaces.
- **Dee Why:** enhanced connection between existing facilities to deliver an integrated multi-use community facility cluster.
- **Manly:** a networked approach to activate existing community facilities as a multi-use community facility hub. Opportunities may include tailoring facilities to support visitors and night-time activity.
- **Mona Vale:** a multi-use community facility and activation of the existing cluster of community facilities, together with the new arts centre, to enhance vibrancy of the centre.

It is acknowledged that there are many organisations and businesses that offer a range of social, lifestyle and community functions to local residents. Some of these are owned and operated by private or not-for-profit organisations such as cafes, sports clubs and other registered clubs. Such facilities play an important role in supporting community wellbeing.

Figure 44
Concentration of social infrastructure near strategic and local centres - Northern Beaches 2019[15]



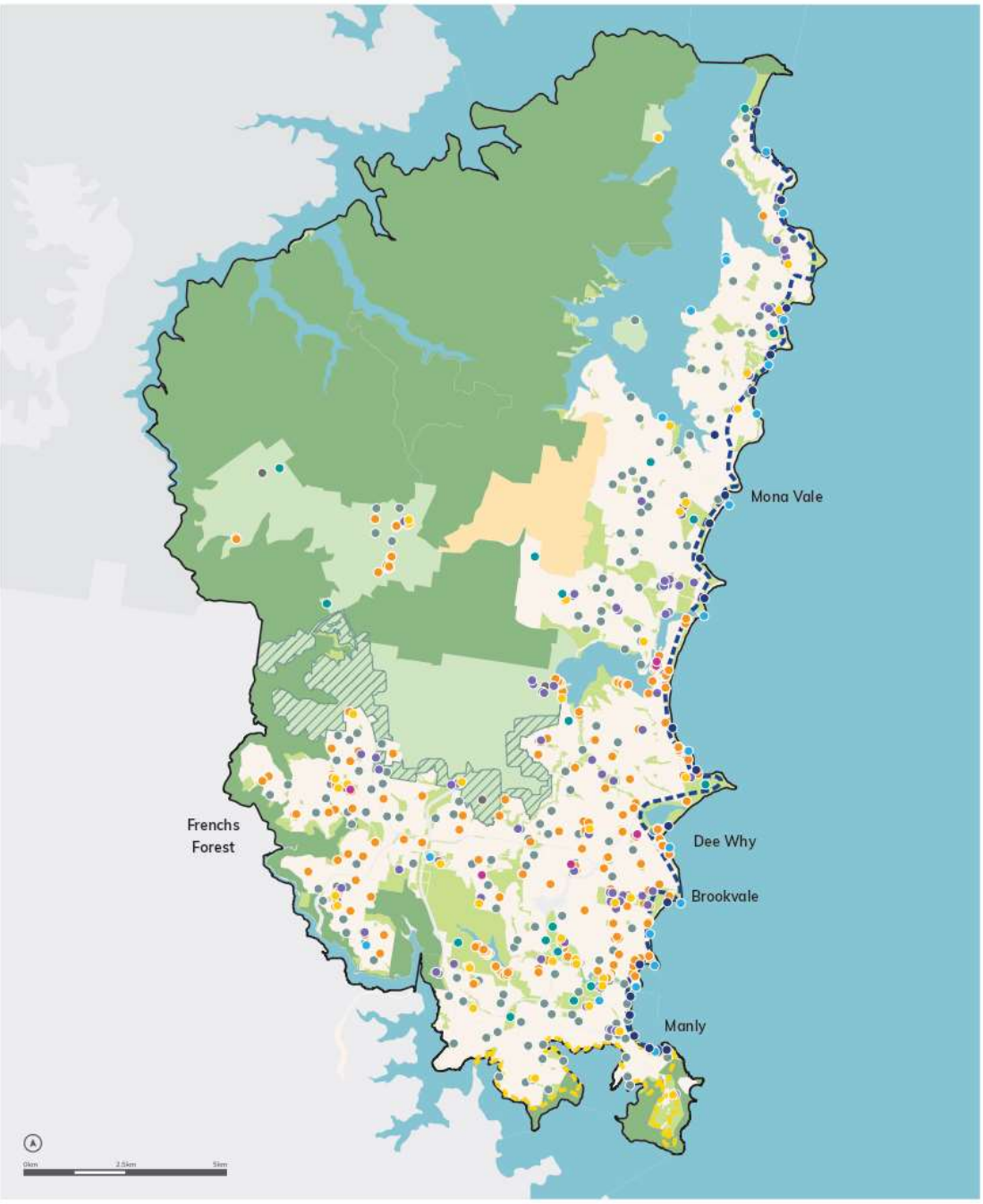
Map 13
Northern Beaches community services and facilities[15]



Legend

- Cultural and creative
- Local community facility
- Library
- Integrated multipurpose facility
- Aged care
- Nursing home
- Health
- Hospital
- University
- TAFE
- Primary - secondary school
- Primary school
- High school
- Childcare/preschool
- Education - other
- Surf life saving club
- Market
- Men's shed
- Community garden
- Place of worship
- Emergency services
- Club

Map 14
Northern Beaches sport and recreation facilities[15]



Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Beaches
- Golf course
- Sports field
- Exercise equipment
- Swimming pool
- Sports court
- Sports centre
- Picnic areas
- Playgrounds
- Coast walk
- Bondi to Manly walk

Principles

- Plan effectively for an accessible and integrated network of places and spaces that support community wellbeing and innovation.
- Ensure new development is supported by appropriate social infrastructure.
- Support integration of co-working spaces as part of future upgrades or provision of new social infrastructure.
- Enhance the effectiveness of existing facilities.
- Provide flexible, diverse and multi-use places and spaces close to public transport and strategic and local centres.
- Involve the community in the planning and design of high-quality, innovative and inspiring places and spaces.
- Encourage partnerships for shared and joint use of government and privately owned facilities for arts and cultural activity, education and community uses.
- Enable co-location of community services and facilities in community hubs in strategic centres.

No.	Action	Time	Partner
11.1	Complete a social infrastructure study, open space and recreation strategy, children's services strategy, library strategy, community centres strategy, social plan and specialised plans (thematic or specific demographics such as young people, older people, people with a disability or people from a culturally or linguistically diverse background)	I	Office of Sport, ALIA, SL
11.2	Prepare and implement a property strategy to optimise Council-owned property for long-term benefit, addressing findings of social infrastructure study	S	
11.3	Incorporate the findings of these studies by planning for new and upgraded infrastructure or developing LEP and DCP controls that facilitate and incentivise joint and shared use, universal design and multi-use facilities	S	Office of Sport
11.4	Prepare place plans that respond to the findings of these studies	O	
11.5	Explore opportunities for joint and shared use and public-private partnerships	S M	*
11.6	Build community services and facilities at Frenchs Forest and Warringah Aquatic Centre, including a library, community space and childcare (subject to available funding)	S M	DPIE, DOE, NSWH, Office of Sport
11.7	Renew and implement a memorandum of understanding for joint use projects and establish tracking to monitor progress	S M	DOE, Office of Sport
11.8	Investigate funding mechanisms for new social infrastructure, especially through precinct-based urban renewal in strategic centres	S	DPIE, Office of Sport
11.9	Implement the Arts and Creativity Strategy, Community Development and Services Policy, Sportsground Strategy and Disability Action Plan 2017-21	S M	
11.10	Prepare a public transport plan to improve access to community facilities	S	TfNSW

* TfNSW, DOE, NSWH, Office of Sport, SL, independent schools

Lionel Watts sportsgrounds, Frenchs Forest

Priority 12
An inclusive, healthy, safe and socially connected community

Globalisation, emerging technologies, social media, climate change and urbanisation have implications for how people live today. Mental health hospitalisations in the Northern Beaches are above NSW averages, more people live alone, and sedentary lifestyles have increased the risk of obesity and Type 2 diabetes.

Creating opportunities for people to participate in community activities, arts, recreation and cultural activities encourages social connection, trust, understanding and neighbourliness.

For example, the ageing population presents an opportunity for places to be age-friendly to support older people's social and recreation needs and make it possible for people of all abilities to access places, buildings and transport. Creating multi-generational places will balance this work with the requirements of the LGA's young people.

About 9,280 people (3.7% of the population) in the Northern Beaches **require assistance in a core activity.** These people generally live in or near retirement communities and aged care facilities.

Figure 45
Population growth by age
- Northern Beaches LGA (% growth 2021-36)

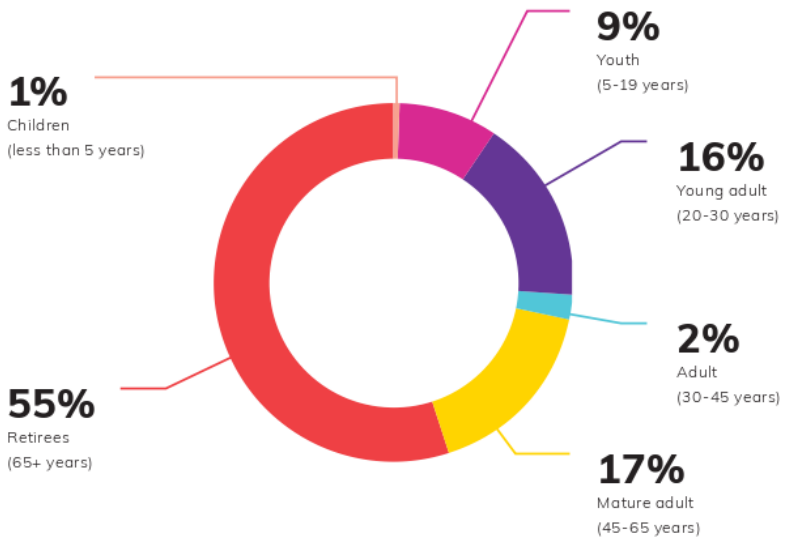


Figure 46
Health indicators - Northern Beaches LGA 2018, number of people compared to the North District and NSW[20]

Obesity
21.5 per 100
(18+ years) obese
North District: 18; NSW: 28.2

Alcohol
22.5 per 100
(15+ years) engaging in high-risk drinking
North District: 17.9; NSW: 16.7

Mental health

11.9 per 100
(15+ years) report mental and behavioural problems
North District: 12.1; NSW: 13.1

7.6 per 100
(18+ years) report high or very high psychological distress
North District: 7.3; NSW: 11

2,134 per 100,000
mental health-related hospitalisations
North District: 2,097; NSW: 1,894

Educational and community facilities, social enterprises, community initiatives, clubs and sporting organisations help foster healthy, culturally rich and networked communities. Our plans to co-locate social infrastructure and services build on this idea.

We can plan for and design streets, places and neighbourhoods that include activity elements like cafes, walkable streets, bike paths, quality open spaces and recreation opportunities, combined with public transport access and a diversity of housing, employment, education and community facilities.

We must also plan for cemeteries that support the community's diverse religious and cultural practices and the individual's right to a dignified interment. The North District is predicted to have a shortfall of 1,519 burial spaces by 2036[21], with Mona Vale and Manly cemeteries estimated to run out of burial spaces in the next 5-15 years. Planning for local cemeteries will support our mental health and emotional wellbeing, enabling regular visits to these special places for remembrance and reflection.

While community wellbeing is typically considered to be intangible, wellbeing indicators or indices could help us to monitor how successfully we are planning for community wellbeing as we provide community facilities and services.

Principles

- Develop neighbourhoods that inspire social interaction and inclusion and support health and wellbeing.
- Prioritise community services and facilities in areas where there is evidence of greater needs.
- Locate seniors housing, social and affordable housing near centres and high-frequency public transport.
- Promote active travel and public transport to community facilities and services.
- Cater for social interaction, creative and cultural pursuits, and night-time activity in public places.
- Encourage the availability of healthy fresh food in shops and fresh food production in urban areas, such as community gardens, private gardens, rooftop gardens and verge gardens.
- Provide accessible, welcoming and safe places for all ages, abilities and cultures.
- Support the provision of local, sustainable, affordable, innovative and culturally appropriate interment services.

Dee Why Beach

No.	Action	Time	Partner
12.1	Engage early with State agencies in precinct and place plans to plan for healthy, safe, active and socially connected communities	S M	All
12.2	Deliver Frenchs Forest strategic centre that meets Green Star liveability criteria for healthy and active living, safety, walkability and access to fresh food; community development projects and programs; and celebrating culture, heritage and identity	S M	DPIE, TfNSW, DOE, NSWH, Office of Sport
12.3	Prepare a social infrastructure study, open space and recreation strategy, children services strategy, social plan and specialised plans (thematic or specific demographics such as young people, older people, people with a disability or people from a culturally or linguistically diverse background) and community centre strategy	I	Office of Sport
12.4	Develop LEP and DCP controls that respond to these studies and address universal design requirements; communal spaces in residential flat buildings, including green, active recreation and/or sports facilities on rooftops; fresh food production in urban areas; design criteria for the public domain, including making it easier to walk and cycle; temporary uses; night-time economy; arts and creative industries; and public art	S	Office of Sport
12.5	Implement the Arts and Creativity Strategy; Disability Action Plan 2017-2021 and Community Development and Services Policy	S M	
12.6	Develop wellbeing indicators to monitor community health and community facilities and services provision	S M	NSLHD
12.7	Prepare a public transport plan that identifies and improves public transport service to concentrations of vulnerable population groups	S	TfNSW
12.8	Investigate mechanisms to address homelessness	S	DPIE
12.9	Develop and implement a library strategy to improve community literacy and access to information	I	ALIA, SL
12.10	Investigate mechanisms to address the identified shortfall in local cemeteries, including innovative solutions, earmarking appropriate land for new and expanded cemeteries and investigating options for Council to acquire further land to expand existing interment services	O	Cemeteries and Crematoria NSW

Priority 13
Strong engagement and cooperation with Aboriginal communities

Before European settlement, Northern Sydney's Aboriginal clans lived along harbour foreshores, fishing and hunting in the waters and hinterlands and harvesting food from the surrounding bush[22].

There are four Aboriginal Places and 1,060 recorded Aboriginal Sites on the Northern Beaches – places and objects that Aboriginal people connect to physically and spiritually. These include shell middens, rock paintings (such as stencil art protected in rock shelters), grinding grooves and water holes, ceremonial grounds, burials, rock engravings, scarred trees, stone and ochre quarries, fish traps, stone arrangements and seed grinding patches. These sites must be protected from development, vandalism and natural erosion.

Nearly 1,400 people (0.5% of the population) in the Northern Beaches **identify as Aboriginal and Torres Strait Islander.**

The Aboriginal worldview is based around a kinship with the natural environment[22]. The connection Aboriginal and Torres Strait Islander people have with their land and heritage can also influence the economic self-determination of Aboriginal communities, especially on MLALC-owned land (see P4). MLALC-owned land is set to increase through the Crown Lands Transfer Program, an independently facilitated process that streamlines Aboriginal land claims and provides certainty to all parties in terms of Crown land. Northern Beaches LGA is part of an initial phase of this project.

The Aboriginal Heritage Office is a joint initiative by Lane Cove, North Sydney, Willoughby, Ku-ring-gai, Strathfield and Northern Beaches Councils **to protect Aboriginal heritage in these areas.**

Northern Beaches Council supports **reconciliation with Aboriginal and Torres Strait Islander communities.**

Our Stories, Irrawong Reserve

Principles

- Promote, preserve and protect Aboriginal and Torres Strait Islander heritage and culture in partnership with local Aboriginal and Torres Strait Islander communities.
- Recognise, honour and protect Aboriginal arts, culture and heritage through the design of public spaces, public art, festivals and support for social and economic initiatives.
- Promote education, arts and cultural programs to foster the community appreciation and celebration of Aboriginal and Torres Strait Islander cultural heritage.
- Engage Aboriginal and Torres Strait Islander people in planning and decision-making.

No.	Action	Time	Partner
13.1	Develop LEP and DCP controls that protect Aboriginal heritage and areas of cultural significance including the Government Architect NSW's Ochre Grid (once finalised)	S	AHO, GA, DPIE, MLALC
13.2	Finalise the Crown Lands Transfer program	S	DPIE, MLALC
13.3	Work with MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre; homelessness strategies and social housing schemes; feasible and appropriate land use opportunities; and identification and protection of places with high cultural heritage values	S M	MLALC, NSWALC
13.4	Implement the community participation plan and incorporate Aboriginal representation and collaboration with the local Aboriginal Heritage Office	S	AHO
13.5	Investigate mechanisms to better connect in collaboration with Aboriginal and Torres Strait Islander people and living cultures, including: a. engaging an Aboriginal Liaison Officer to direct how we consult with local Aboriginal and Torres Strait Islander people b. establishing either a local reconciliation action plan or treaty between Aboriginal and Torres Strait Islander people of the northern parts of Sydney and respective councils c. supporting a national treaty between Aboriginal and Torres Strait Islander people and all levels of government	S M	AHO, MLALC, North District councils

Priority 14

A community enriched through the arts and connected through creativity

The Northern Beaches has a growing arts and creativity community with around 8% of the workforce employed in cultural or creative occupations and many others participating as a hobby[23]. This includes activities across visual and performing arts, literature, film, fashion, new media, design, architecture, as well as festivals and community events.

Recent council initiatives include the adoption of a 10-year Arts and Creativity Strategy to guide the development of a sustainable and thriving local culture of arts and creativity, and a strategy for implementing the 36-kilometre Coast Walk featuring permanent, temporary and ephemeral interpretive public art. Council will deliver new creative spaces at Mona Vale that will include studios, workshop and exhibition spaces and, at Avalon that will include workshop and affordable studio spaces.

Create NSW indicates that **for culture to truly flourish it needs a home - places where it can be created, shared and enjoyed** *(Cultural Infrastructure Plan 2025)*.

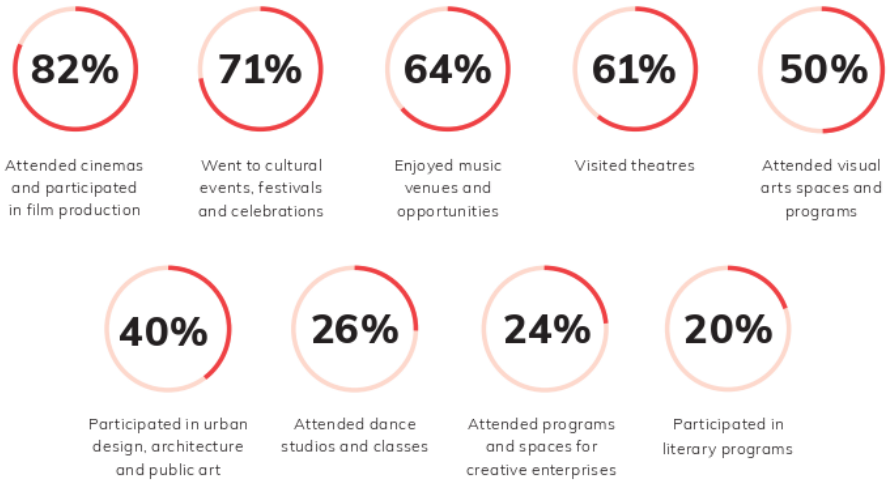
Arts, culture and creativity is facilitated through public cultural infrastructure as well as privately owned and operated businesses. From the photographic studios in Warriewood to the surfboard shapers in Brookvale, the artist-run initiatives in Seaforth, jewellers, ceramics groups, painters, sculptors, writers, film-makers, screen printers and musicians, the Northern Beaches is a powerhouse of creative industries.

The Arts and Creativity Strategy highlights the importance of making room for the creative sector and this includes reviewing planning controls and processes that enable and support creative businesses to establish and thrive.

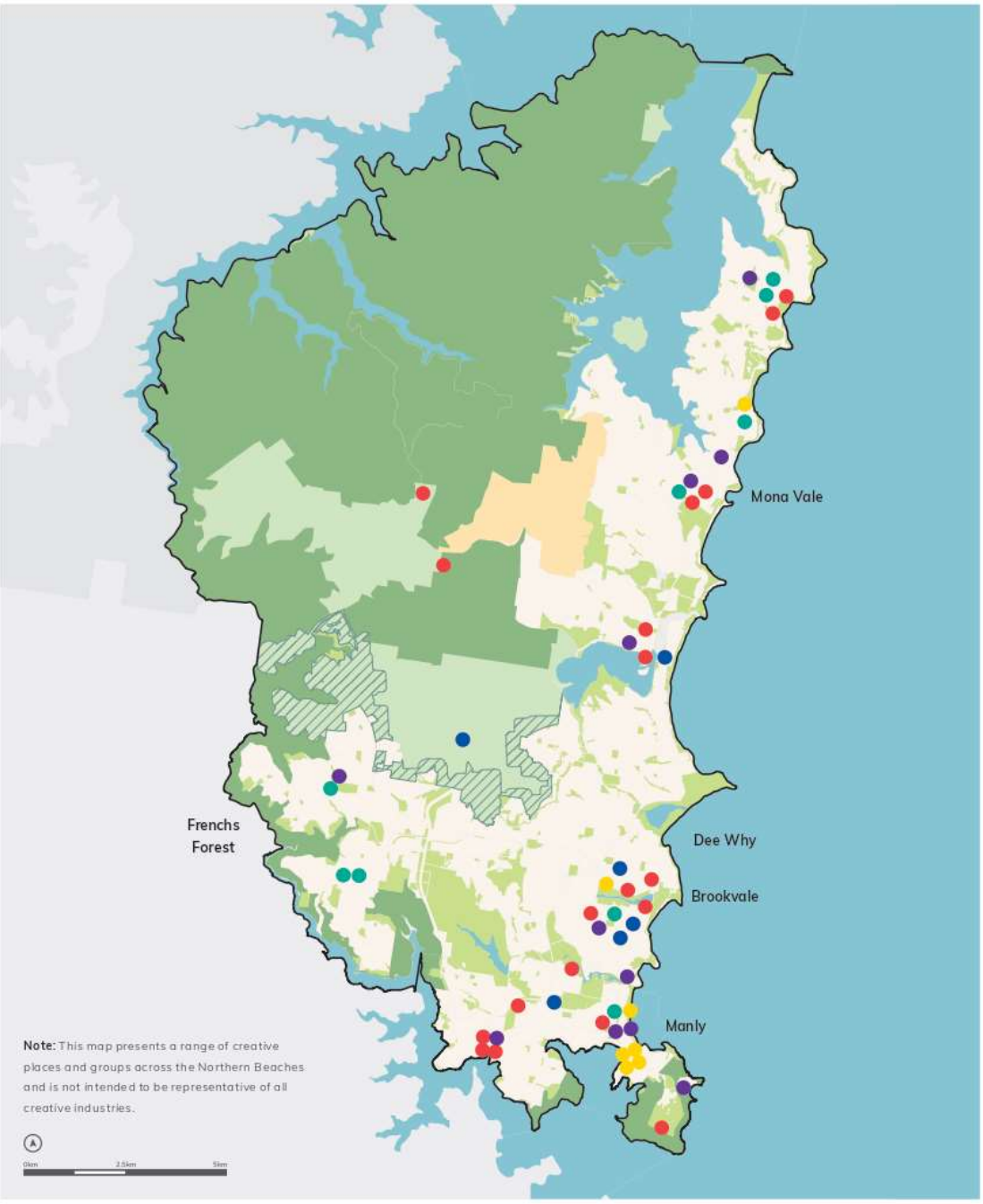
Our strategic centres offer opportunities to incorporate artists in urban design and planning processes to deliver integrated and innovative outcomes for the local community that are authentic to the Northern Beaches.

Arts and creativity skillsets are also increasingly recognised for their importance in supporting problem solving and creative solutions with the updated acronym STEAM (Science, Technology, Engineering, Arts and Mathematics). Developing future-focused skills in our community is an important way of supporting innovation and creative problem-solving to tackle our big challenges.

Figure 47
How we got creative over the last 12 months[23]



Map 15
Northern Beaches creative spaces and places snapshot[23]



Legend

- Urban area
- Non-urban
- Ingleside Growth Area
- Future MRA investigation area
- Performing arts spaces, music venues, studios and bookshops
- Programs and activations
- Arts education facilities
- Community centres and libraries
- Artist run initiatives, studios, co-working spaces, commercial galleries

Principles

- Create a network of inclusive places and spaces for the arts, cultural expression and creativity to contribute to community well-being, innovation and industry growth.
- Enable arts and cultural activity, including shared use of private and public facilities for temporary uses such as art exhibitions, art productions, markets and events, including during the evening.
- Enhance and promote design excellence and artistic expression and creativity in the public domain to strengthen connection to place.
- Broaden the scope of art in public places to include temporary works, sensory experiences, immersive events and artwork on hoardings for long-term developments.
- Support Aboriginal-led creative workshops, education and exhibitions and implement art in significant locations.

No.	Action	Time	Partner
14.1	Implement the Arts and Creativity Strategy, Northern Beaches Public Art Policy, Collection Management Policy and Community Centres Strategy	O	
14.2	Develop LEP and DCP controls that respond to social infrastructure and employment studies, the economic development plan and the Arts and Creative Strategy, including temporary uses in community centres; public art in public and private developments; and address the needs of the arts and creative businesses	S	
14.3	Investigate opportunities for shared use of private and public facilities such as schools, hospitals, libraries, galleries and theatres or community centres for creative uses and/or exhibition spaces	S M	NSWH, DOE
14.4	Review barriers to enable the arts and creative initiatives, such as review of approval processes and planning pathways	S	
14.5	Deliver the coast walk and implement the Coast Walk Public Art Strategic Plan – including permanent public artworks, integrated design projects, heritage interpretation and artistic and cultural programs	O	
14.6	Deliver a contemporary arts and creativity centre in Mona Vale	M	
14.7	Provide artist studios and workshop space at Avalon Golf Course	S	
14.8	Investigate arts and creative opportunities to grow place vibrancy in place plans, public domain guidelines, the destination management plan and night-time economy strategy	S	
14.9	Pursue opportunities to integrate public art outcomes into the new Frenchs Forest Town Centre	M	

Creative Space, Emma Kidd

Housing

Demand for housing is linked to population growth.

The population of the Northern Beaches is steadily growing. Much of the demand for new housing can be met by development in areas already zoned for growth such as Dee Why, Brookvale and Mona Vale, and by developing areas such as the Frenchs Forest strategic centre. We will still need to identify and plan for some growth in new areas over the medium to longer term to meet demand.

The demand for different forms of housing is also increasing, particularly medium density housing such as townhouses. With limited housing diversity, the Northern Beaches offers few affordable housing options and limited access to social housing.

The Northern Beaches requires a mix of housing types in well-planned neighbourhoods that are close to jobs, public transport, and walking and cycling options.

Planning priorities

- **Priority 15**
  Housing supply, choice and affordability in the right locations
- **Priority 16**
  Access to quality social housing and affordable housing

Priority 15
Housing supply, choice and affordability in the right locations

In 2016 there were 101,468 dwellings in the Northern Beaches LGA. The *North District Plan* sets a target for an additional 3,400 dwellings in the Northern Beaches between 2016 and 2021. We are well on the way to achieving this target through developments in existing centres and in areas such as Warriewood Valley. We will develop a 6-10 year housing target and a 20-year target in our local housing strategy, scheduled to be released in the first half of 2020.

The projected population growth for the Northern Beaches is expected to generate demand for an additional 11,747 dwellings by 2036. This is an implied dwelling requirement and equates to 652 new dwellings per year; consistent with historic development trends. Previous work by the Department of Planning, Industry and Environment (DPIE) assuming smaller household sizes in the future, estimated demand for up to 17,000 new dwellings in the same period. An updated determination of housing demand will be provided in Council's local housing strategy.

There is a feasible capacity for around 10,785 dwellings to be developed in the LGA. This includes 6,400 new dwellings in areas already zoned for growth (see Figure 50 and Map 17) and 4,360 dwellings in Frenchs Forest strategic centre.

Housing increases could also result from plans for the Ingleside Growth Area, the Brookvale Structure Plan Area and through implementation of the NSW Government's Low Rise Medium Density Housing Code.

The draft Land Use and Infrastructure Strategy for Ingleside proposed 3,400 low to medium density homes. However, a Bush Fire Risk Assessment prepared in 2018 found new residents could be exposed to unacceptable bush fire risks. Future housing capacity at Ingleside is therefore being reviewed in collaboration with the NSW Government to determine overall dwelling capacity.

The draft Brookvale Structure Plan identifies the potential for an additional 670 dwellings. This plan will be revised once additional traffic and transport investigations are completed.

The NSW Government's Low Rise Medium Density Housing Code will permit a variety of medium density development in the LGA as 'complying' development on land that is not currently subject to these controls. The commencement of the Code has been deferred until 1 July 2020. Council is considering alternatives to the Code in the preparation of its local housing strategy, including greater opportunities for small lot housing and dual occupancy housing close to existing centres.

Housing types

- Nearly 40% of households are couples with children living mainly in detached dwellings. However, a third live in attached dwellings or apartments, a trend that is expected to increase.
- Most homes – 56% - are separate dwellings. Higher density dwellings (semi-detached 9% and apartments 34%) are concentrated around coastal locations like Manly and Dee Why. The rest of the LGA generally comprises lower density housing.

Coming and going

- People moving to the Northern Beaches from outside the LGA are mainly relatively local, from areas like Ku-ring-gai, North Sydney and Willoughby LGAs. They tend to be adults settling with families.
- People who leave the Northern Beaches head to more affordable areas that offer a similar lifestyle such as the Central Coast and Gold Coast; closer to the Sydney CBD; or nearby areas, such as Ku-ring-gai, Willoughby, Hornsby or Mosman LGAs. Older age groups tend to move to northern coastal locations, whereas young adults move closer to the Sydney CBD and family households move to nearby areas.

While most housing demand to 2036 can be met through existing housing capacity and developing the Frenchs Forest strategic centre, we must also consider:

- current low levels of social housing and affordable housing stock (see P16)
- limited public transport and existing road capacity issues
- urban form that supports and encourages walking and cycling
- current State housing policies including policies for seniors housing, boarding houses and proposed medium density housing controls
- the LGA's natural environment, character and amenity, which constrain development
- housing that caters for different demographic groups, especially older people and families.

There is capacity for new shop-top housing or medium density housing in mixed use areas around Brookvale, Dee Why, Mona Vale and Manly and some local centres. Our local housing strategy will consider feasibility and how we can unlock land for new housing around strategic centres, as below:

- **Frenchs Forest:** This strategic centre will accommodate around 4,360 new homes over the next 20 years, with the State-led planned precinct - Phase One comprising 2,000 dwellings. Further stages in the strategic centre are subject to longer-term infrastructure options such as a public transport link to Chatswood and Beaches Link Tunnel.
- **Brookvale:** While renewal opportunities will support Brookvale as a place for jobs, new housing will be provided subject to infrastructure such as B-Line improvements, public transport to Chatswood and an express bus to Manly.
- **Dee Why:** New homes can be built under existing planning controls, with opportunities to diversify housing types around the centre.
- **Mona Vale:** Opportunities exist for new housing near the centre that complements the village character.
- **Manly:** Any new housing must balance requirements for short-term visitor accommodation with housing options for permanent residents within heritage constraints.

Existing residential areas will be investigated for increased housing diversity ('missing middle'), focusing on areas up to 1.5km from strategic and local centres with high-frequency public transport. Villages could accommodate housing that can be adapted for people to remain in their communities as their housing needs change.

Other investigations for new housing would need to consider constraints such as natural hazards and the high conservation value of the Metropolitan Rural Area (MRA) and future MRA investigation area (see P4).

The new LEP and DCP will include controls to encourage high quality, well designed buildings, including medium density housing controls to create healthy, liveable neighbourhoods. Our local housing strategy will explore options for how we can address the housing needs of our community into the future.

Figure 48
Housing demand and supply
- Northern Beaches LGA (2018-36)[2]

+11,747
demand

10,785
supply

962
gap

Note: Demand and supply figures do not include granny flats

Figure 49
Other dwelling types constructed since 2016[2]

492	128	124
Granny flats	Seniors living units	Boarding house rooms

Figure 50
Current housing stock, demand and capacity
- Northern Beaches LGA[2]

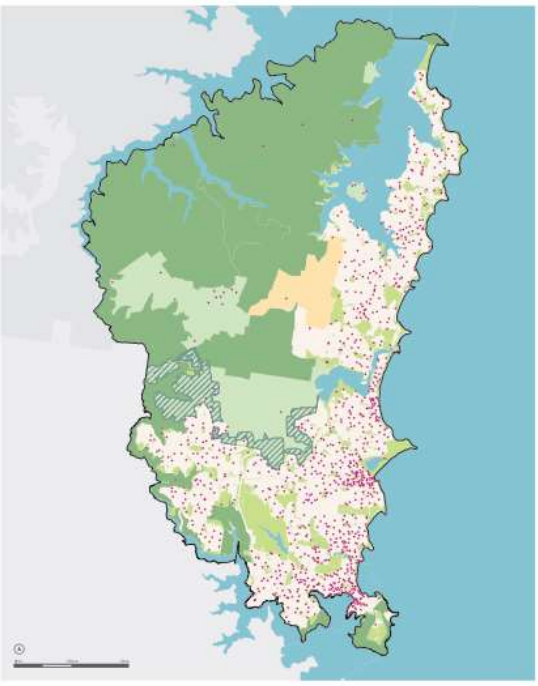
	Existing*	Demand	Capacity
Detached housing	56%	20%	2%
Semi-detached housing	9%	22%	7%
Apartments	34%	58%	91%

Note: Other housing types equate to less than 1%

Figure 51
Housing principles

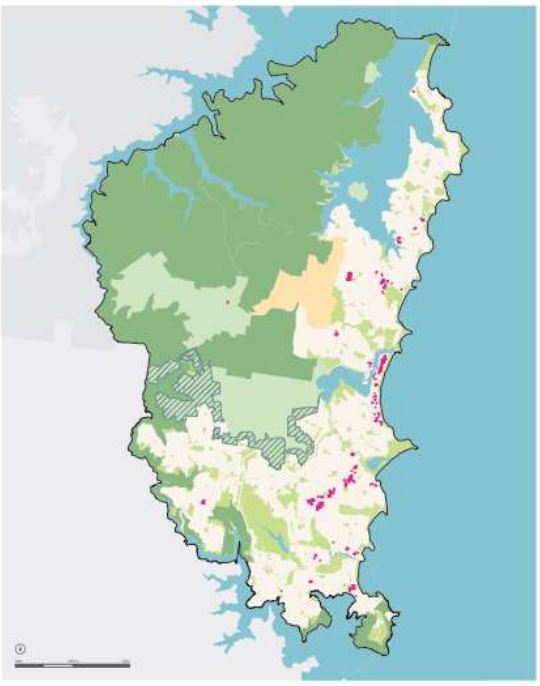
- Locate new housing in strategic and local centres and within reasonable walking distance (800m) of high-frequency public transport.
- Avoid residential development in industrial precincts and business parks.
- Ensure new housing is designed to complement local character, heritage and the environment.
- Provide greater housing diversity and affordable housing options.
- Ensure new buildings are high amenity and do not unreasonably impact on neighbouring properties and the public domain.
- Contribute to a public benefit and better urban design outcomes.
- Limit development where there are unacceptable risks from natural and urban hazards, or impact on tree canopy.
- Encourage adaptable and universal design.
- Ensure new residential development is located within 400m of open space and high density areas within 200m of open space.
- Use existing urban land more efficiently to protect the natural environment.
- Sequence growth with provision of public transport, open space and other infrastructure in strategic and local centres.
- Ensure development is low-carbon with high-efficiency in energy, water and waste.

Map 16
Northern Beaches existing housing density



Legend ● 1 dot - 100 houses

Map 17
Northern Beaches feasible housing capacity under current planning controls[2]

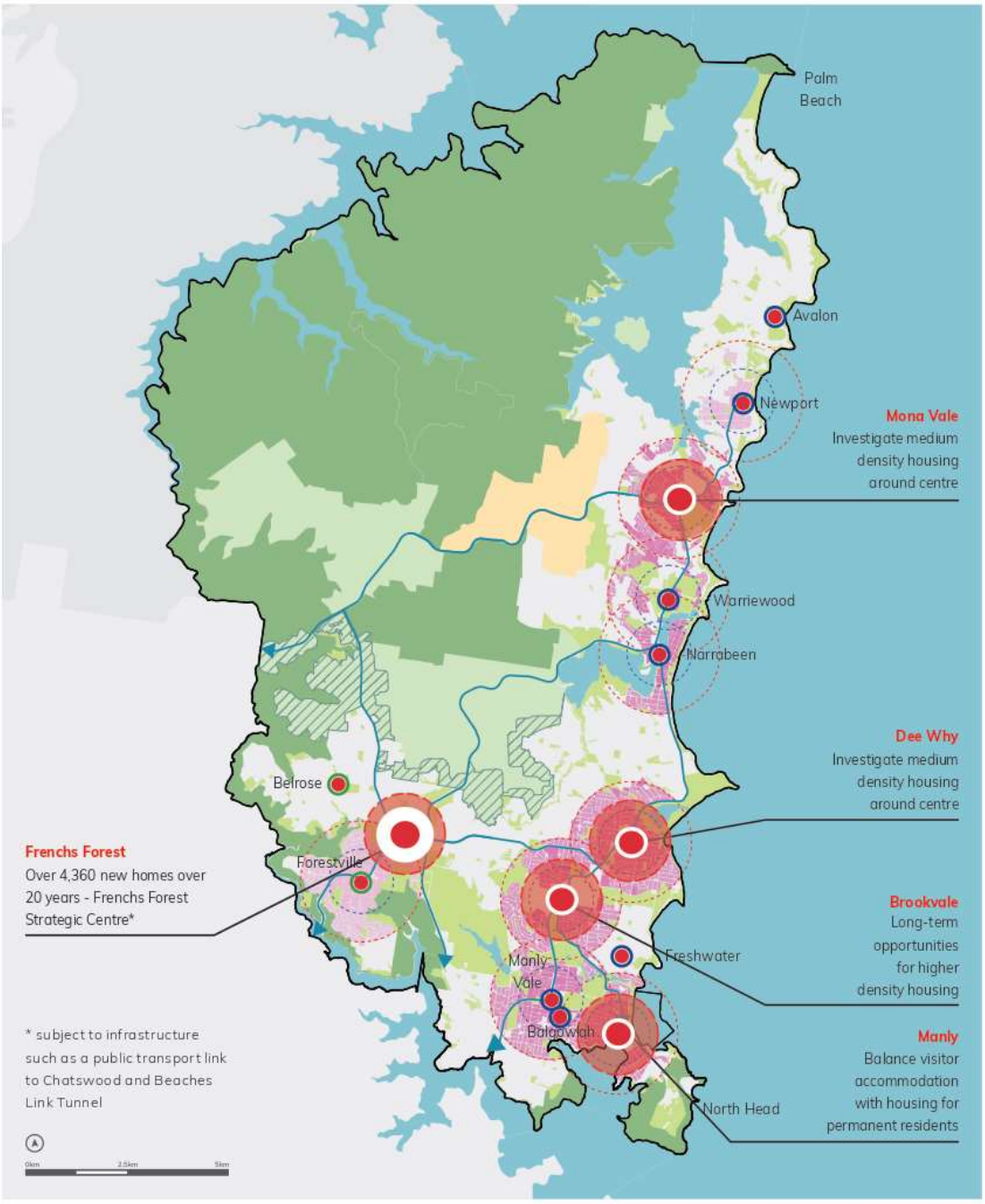


Legend ● 1 dot - 10 houses

Figure 52
The missing middle[2]

Missing middle housing, Warriewood Valley

Map 18
Northern Beaches housing opportunities[2]



Legend

- Urban area
- Non-urban
- Ingleside Growth Area
- Future MRA investigation area
- Strategic centre
- Health and education precinct
- Coastal village
- Forest village
- 1.5km radius from centre
- 800m from centre
- Investigate opportunities for housing diversity
- Investigate opportunities for housing diversity, subject to public transport
- Public transport and active travel connection

No.	Action	Time	Partner
15.1	Prepare and implement a local housing strategy	I	DPIE
15.2	Develop LEP and DCP controls informed by the local housing strategy to ensure the supply and mix of housing responds to community needs and minimises land use conflicts, including apartment mix controls; low-rise medium density housing; adequate communal spaces in higher density development; requirements for adaptable housing and universal design; removal of floor space ratio (FSR) controls for dwellings in Manly; and street activation in centres	I	DPIE
15.3	Work with the Department of Planning, Infrastructure and Environment on the application of relevant State policies that override local housing provisions, by developing a local approach to the provision of seniors housing, boarding houses and medium density housing based on evidence in the local housing strategy, including a review of: a. seniors housing under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* b. boarding houses under *State Environmental Planning Policy (Affordable Rental Housing) 2009* c. medium density housing under *State Environmental Planning Policy (Exempt and Complying Development Code) 2008*	I	DPIE
15.4	Investigate mechanisms for mixed use residential development in centres while also meeting requirements for minimum levels of retail and commercial floor space	M	
15.5	Establish place plans to respond to the local housing strategy and apply a whole-of-government approach to align growth and infrastructure in strategic centres	S M	All
15.6	Clarify the future of Ingleside through a detailed bush fire evacuation study and community engagement	S	DPIE

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Priority 16
Access to quality social housing and affordable housing

There is a limited supply of social housing and affordable rental housing on the Northern Beaches. The NSW Government provides around 1,200 social housing dwellings in the LGA, most of which are single-person households.

The supply of affordable rental housing, which is often provided by charities or a registered Community Housing Provider, is more difficult to monitor but is also limited. Rents across the LGA are rated as severely unaffordable to extremely unaffordable for a typical rental household.

The lack of affordable housing is pronounced for households on lower incomes, driving the demand for social housing and affordable rental housing.

From August 2019, Bridge Housing, in partnership with the Women's Housing Company, will manage some **1,200 social housing dwellings on the Northern Beaches** on behalf of the NSW Department of Communities and Justice.

In 2016, there were 20,126 people in low income households living in the Northern Beaches. Low income households are defined as households falling into approximately the bottom 20% of equivalised incomes across Australia. For 2016, this includes households under $500 per week[3].

Demand for social and affordable housing **is projected to increase by around 2,000 dwellings by 2036**, to a total demand of around 12,000 dwellings.

Housing affordability relates to the general affordability of both rental and purchase housing on the open market and is not limited to those on low to moderate incomes. A common benchmark of affordability is housing that does not absorb more than 30% of the gross income of very low, low or moderate income households.

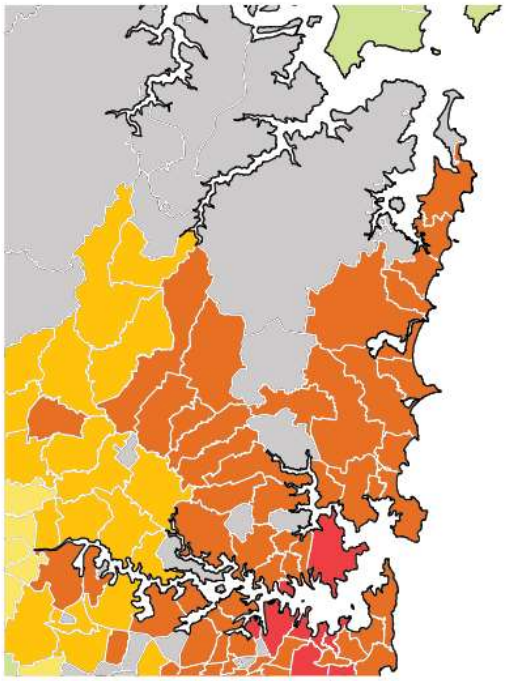
Affordable rental housing is housing for households with very low, low or moderate incomes that are unable to access private market housing without financial stress. It is often provided by registered Community Housing Providers and involves a discount on market rentals.

Social housing or public housing is housing directly provided by the NSW Government to financially and socially disadvantaged people through the NSW Department of Communities and Justice.

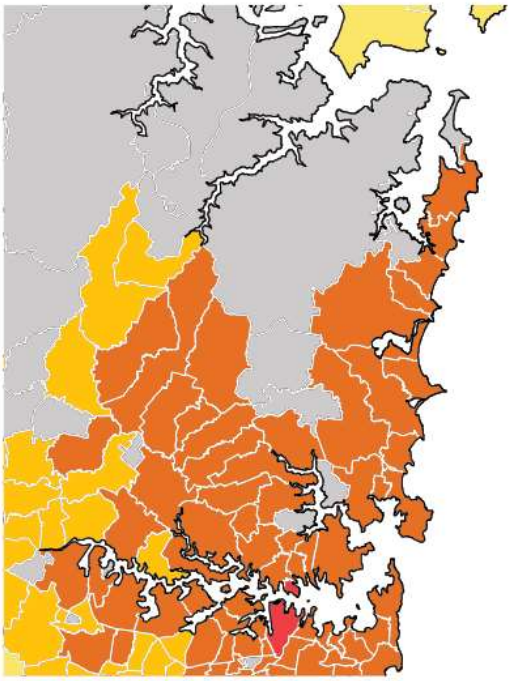
Studies have identified an unmet demand of around 8,100 social housing and affordable rental housing dwellings in the LGA (excluding households already residing in social housing). Current wait times for social housing sit at five to 10 years, or more than 10 years for four-bedroom properties. Management responsibilities for these dwellings have recently been transferred from the NSW Government to Community Housing Providers.

Figure 53
Demand for social and affordable housing[2]

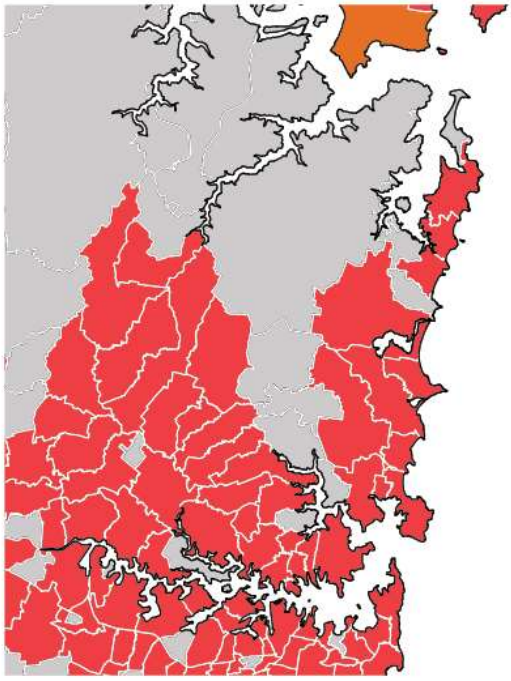
Map 19
Rental affordability index for a household income of $100,000 per annum[2]



Map 20
Rental affordability index for two bedroom for minimum wage couple[2]



Map 21
Rental affordability index for a one bedroom for single pensioner[2]



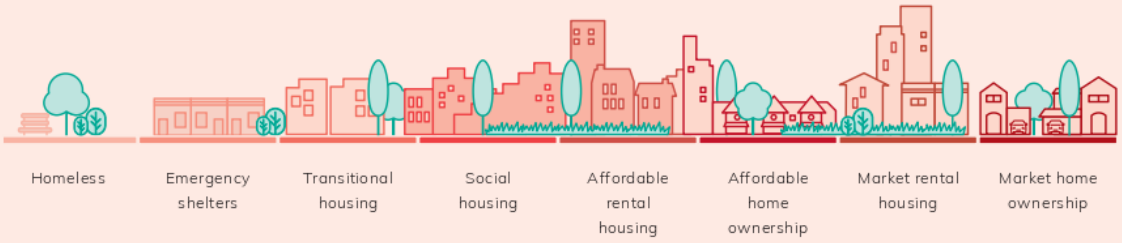
Legend
Rental Affordability Index

- Very affordable - 200 or above
- Affordable - 150 to 200
- Acceptable - 120 to 150
- Moderately unaffordable - 100 to 120
- Unaffordable - 80 to 100
- Severely unaffordable - 50 to 80
- Extremely unaffordable - 50 or less
- Data not available

The Rental Affordability Index (RAI) is the price index for housing rental markets. It represents rental affordability relative to household incomes.

Households paying 30% of income on rent have an RAI score of 100, indicating these households are at the critical threshold level for housing stress.

Figure 54
Housing continuum



Providing more diverse and affordable rental and social housing options will help very low to moderate income households, including key workers, such as police and health care workers, stay in the area. It will mean people of all incomes and backgrounds can participate in the community. Any new social housing and affordable rental housing must be well designed and located.

The *Greater Sydney Region Plan* identifies affordable rental housing targets in the range of 5-10% of new residential floor space, subject to viability. Under the Northern Beaches Affordable Housing Policy, Council commits to a 10% affordable rental housing target for all planning proposals, urban renewal or greenfield development, with higher rates where financially feasible. We will implement this policy in the Frenchs Forest strategic centre, Ingleside Growth Area and other urban renewal areas.

Northern Beaches LGA is included in *State Environmental Planning Policy No. 70 Affordable Housing*. This allows us to require affordable rental housing in new developments in areas that are subject to 'upzoning' - that is, where new planning rules permit higher density development, subject to NSW Government approval.

We have set affordable rental housing targets of 15% in Frenchs Forest town centre and 10% for the remaining rezoned area in Frenchs Forest strategic centre; about 400 to 600 new dwellings. This is insufficient to meet current unmet demand or future demand for affordable housing. The challenge is to address this unmet demand in the context of relatively low increases in overall housing demand. Put simply, significant additional housing supply is not needed to address projected population growth, but is needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community.

Principles

- Build more high-quality and diverse social housing and affordable rental housing in areas close to services and facilities and with access to high-frequency public transport.
- Protect and retain existing affordable rental housing.
- Seek a minimum 10% affordable rental housing for all planning proposals for upzoning, urban renewal or greenfield development, with higher rates where financially feasible.
- Ensure the available supply of affordable rental housing is shared equitably among vulnerable residents.

No.	Action	Time	Partner
16.1	Increase the supply of affordable rental housing through the local housing strategy and LEP and DCP controls	O	DPIE, CHP
16.2	Implement the affordable housing policy and action plan, including: a. updating the voluntary planning agreement policy b. prioritising allocation of Council-managed affordable rental housing to key workers, people with a disability, long-term local residents, and people with a social or economic association to the Northern Beaches c. investigating the feasibility of providing affordable rental housing on Council-owned land prior to planning for development, redevelopment, lease or sale of that land	S M	DPIE
16.3	Develop an affordable housing contributions scheme for Frenchs Forest strategic centre	S	DPIE
16.4	Investigate opportunities for joint projects with local Community Housing Providers and State agencies to deliver social housing and affordable rental housing on the Northern Beaches	S M	CHP
16.5	Work with the Department of Planning, Infrastructure and Environment on the application of relevant State policies that override local provisions, such as *State Environmental Planning Policy (Affordable Rental Housing) 2009* to ensure social and affordable housing is well designed and located, and affordable to very low to moderate income earners, through appropriate local planning controls	S	DPIE
16.6	Establish a memorandum of understanding with the NSW Government to improve social housing provision in the LGA	L	

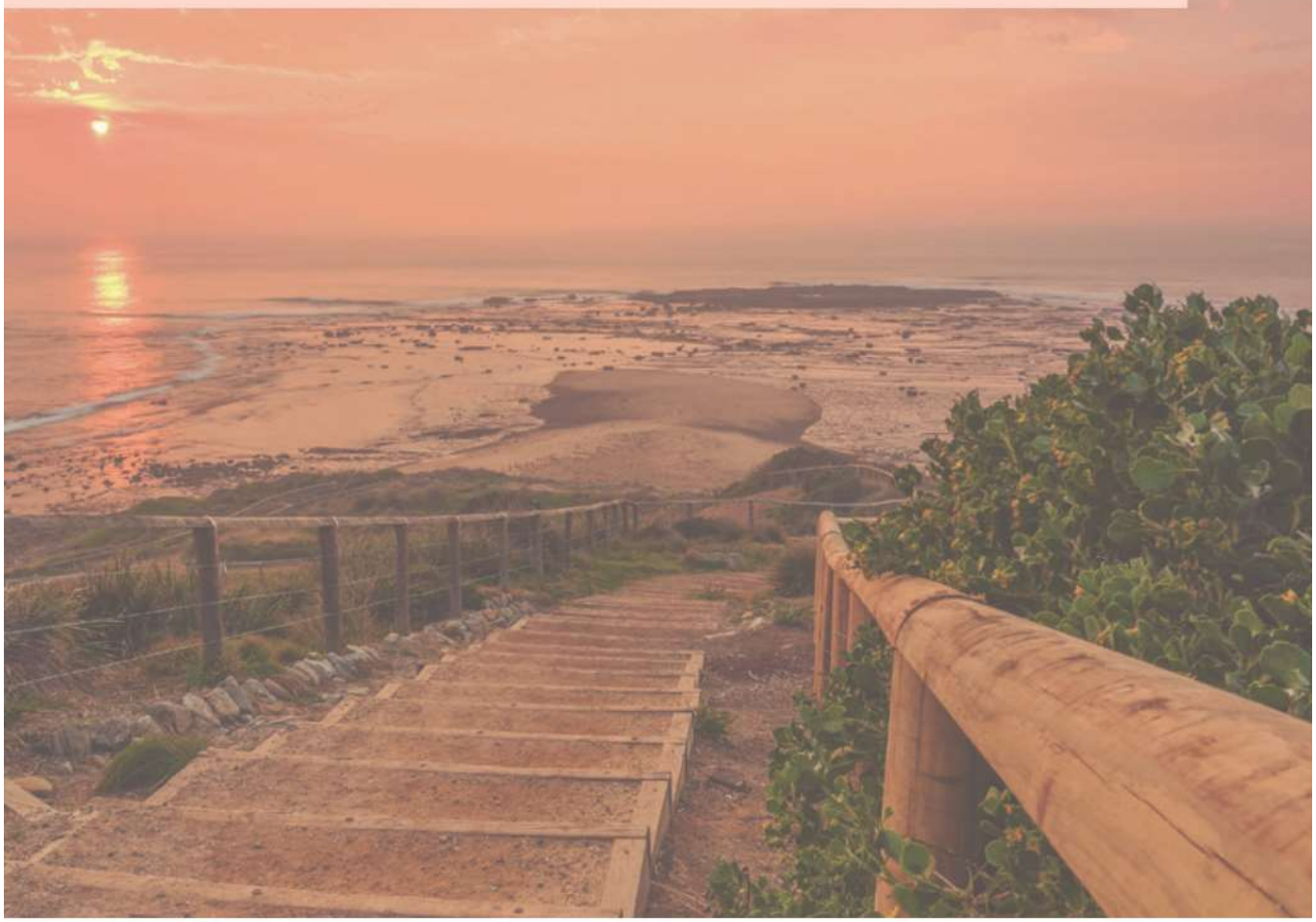
Great places

The Northern Beaches is a great place to live – we want to retain this by celebrating its special local characteristics and qualities.

Any new development must enhance local character – this requires planning for safe, inclusive, walkable, mixed-use areas with great design and connections to natural environment areas and an area's heritage. Places will be planned to foster interaction and healthy lifestyles, creativity, enterprise and innovation.

Planning priorities

- **Priority 17**
  Centres and neighbourhoods designed to reflect local character and lifestyle
- **Priority 18**
  Protected, conserved and celebrated heritage



Priority 17

Centres and neighbourhoods designed to reflect local character and lifestyle

The Northern Beaches offers a broad collection of places, each with their own diverse and special character. The LGA's five strategic centres, nine local centres and the neighbourhoods that surround them all differ, supporting a mix of higher-density living to low-scale environmentally sensitive residential areas, each within an extraordinary natural environment. Places of regional importance in the LGA include the beaches, Narrabeen Lagoon and Pittwater.

A place's character is what makes a neighbourhood distinct. Character will underpin planning for how the LGA's places will change over time, including characteristics to be retained or enhanced. Some places will change in character over time, for example where we have identified opportunities for growth, but place-making will remain central to the creation of great new places in these circumstances.

We will elevate the community's role in informing decisions to plan, create and renew much-loved places. This place-based, design-led approach will build on the valued characteristics of existing neighbourhoods and places.

'Great places and cities don't happen by chance: they are designed, and continue to be designed as we manage the transformation of our cities' - Better Placed, Government Architect NSW

Figure 55
Local character wheel and examples of local initiatives[24]

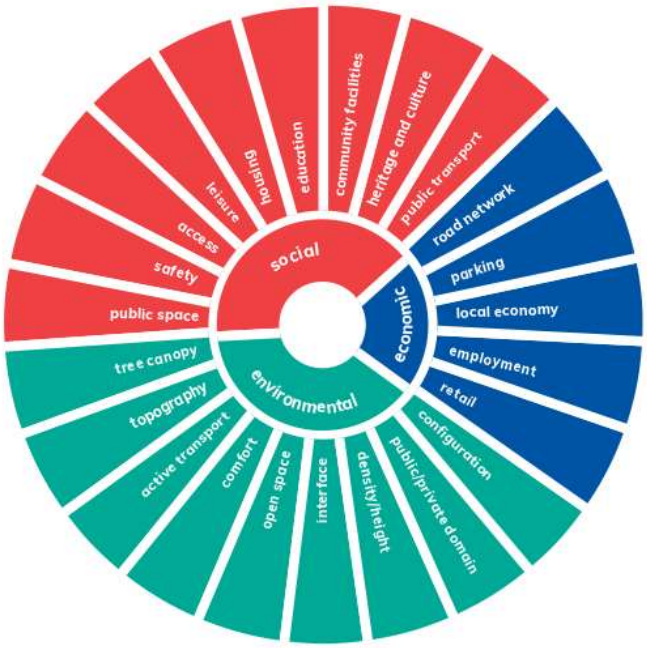


Figure 55 (continued)
Local character wheel and examples of local initiatives[24]

Activation plans

Place plans

Public domain improvements

Community hubs and arts and cultural facilities

Tree canopy and streetscape programs

Public art programs

Events of different scale

Partnerships with businesses

Place planning is a multidisciplinary approach to the planning and management of public spaces centred on the community's connection to place. We will apply place planning in strategic and local centres, starting with Avalon. Reviews of local character planning controls will consider special area controls, local character statements, additional controls for development in character areas, and assessment of desired future character areas. This may trigger local variations or, in exceptional circumstances, local exclusions from State-wide policies.

Priorities P23-27 include precinct-specific principles for Frenchs Forest, Brookvale, Dee Why, Manly and Mona Vale and should be considered in conjunction with the following principles.

Principles

- Renew great places through design excellence and innovative design while respecting and enhancing local character.
- Enhance the visual and environmental amenity of buildings and places in centres.
- Enhance local identity through place-based planning and design.
- Activate public spaces and walking, cycling and public transport opportunities.
- Enable appropriate outdoor dining, night-time activity, events and temporary and interim uses.
- Recognise heritage and culture as a fundamental aspect of the identity of place, including identification of places and items which contribute to the significant character of a place.

No.	Action	Time	Partner
17.1	Prepare LEP local character study, local housing strategy, scenic and cultural landscapes study, urban design framework and guidelines for public spaces; develop LEP and DCP controls that respond to these studies; review built form and landscape controls to ensure good design; implement design excellence provisions; improve design criteria for the public domain; and incorporate local character statements for key areas	I S	
17.2	Implement place planning, starting with Avalon, Manly and Mona Vale, that applies a place-based approach to planning for local character and responds to the findings of the LEP studies; and develop a rolling program of place plans for areas undergoing change	S M	
17.3	Prepare and implement activation plans to establish partnerships with businesses and the community, starting with Seaforth, Newport and Forestville	O	Local businesses
17.4	Establish a design excellence review panel	S	

Priority 18
Protected, conserved and celebrated heritage

Much of the LGA's tangible European heritage reflects the area's development from isolated settlements north of Sydney Harbour and along the eastern seaboard in the early 19th century.

- **Local heritage:** 572 items, 22 conservation areas and 29 archaeological sites
- **State heritage:** 16 items
- **Middle harbour heritage items:** 10 items (local and State items).
- **Proposed State heritage listing:** Dee Why Civic Precinct

We are currently undertaking a thematic history project that will collect information on the historical development of the area and common heritage themes. It will identify what makes places unique and provide a base for future heritage management decisions as they relate to 20th century architecture, moveable heritage, intangible heritage, Aboriginal heritage, natural heritage and items of social/community significance.

While heritage items in the former Pittwater LGA were reviewed and updated in 2015, a list of late nominations needs to be assessed. Previous heritage reviews for the former Warringah and Manly LGAs were either limited in scope or not adopted and a study of modern architecture is required across the LGA.

As a result, we need to identify and list buildings and areas with potential heritage significance in the LGA. This includes items that represent multiple properties, such as whole streets in Manly, that may be better listed as groups or conservation areas, ensuring significant properties are individually listed. This process could also consider known and assessed heritage items and heritage conservation areas, and correct legal descriptions, mapping and other identified errors on listed items.

No.	Action	Time	Partners
18.1	Prepare and implement the heritage strategy; modern architecture study; thematic history project; heritage conservation areas review; harbour and ocean pools study; moveable heritage policy; and local heritage assistance grants program	S M	Heritage DPC, AHO, GA, DPIE
18.2	Develop LEP and DCP controls that support adaptive reuse of heritage items; retain heritage items; and require sympathetic development near heritage items and conservation areas	S	
18.3	Educate the community on the heritage, history and culture of the local area and maximise opportunities for learning experiences around heritage	O	Heritage DPC, AHO, GA, DPIE
18.4	Investigate how we can improve heritage through a heritage advisory service, significant tree register and memorials and monuments register; conservation management plans for Council-owned heritage items; securing grants to upgrade Council-owned heritage items; and a heritage award program	S M	

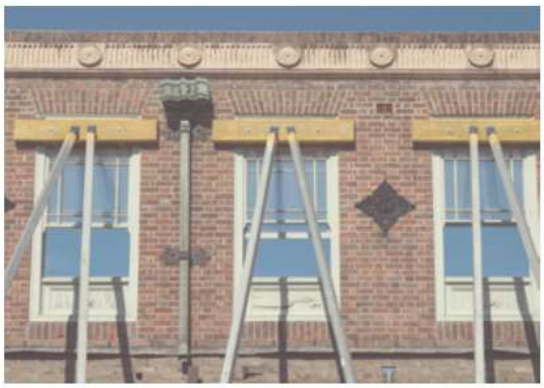
Figure 56
Heritage principles

Encourage adaptive reuse of heritage items.

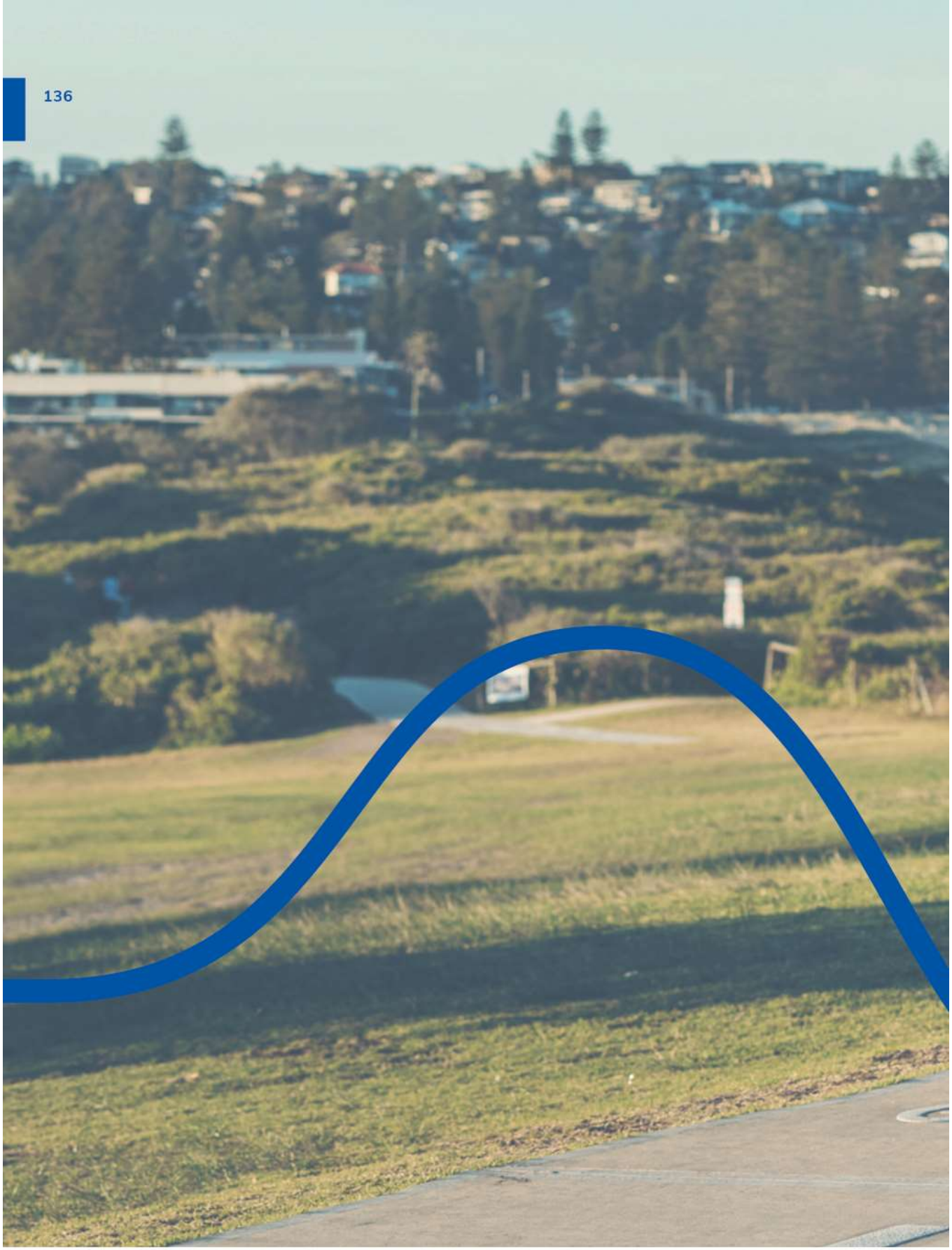
Encourage and promote public awareness, appreciation and knowledge of heritage conservation.

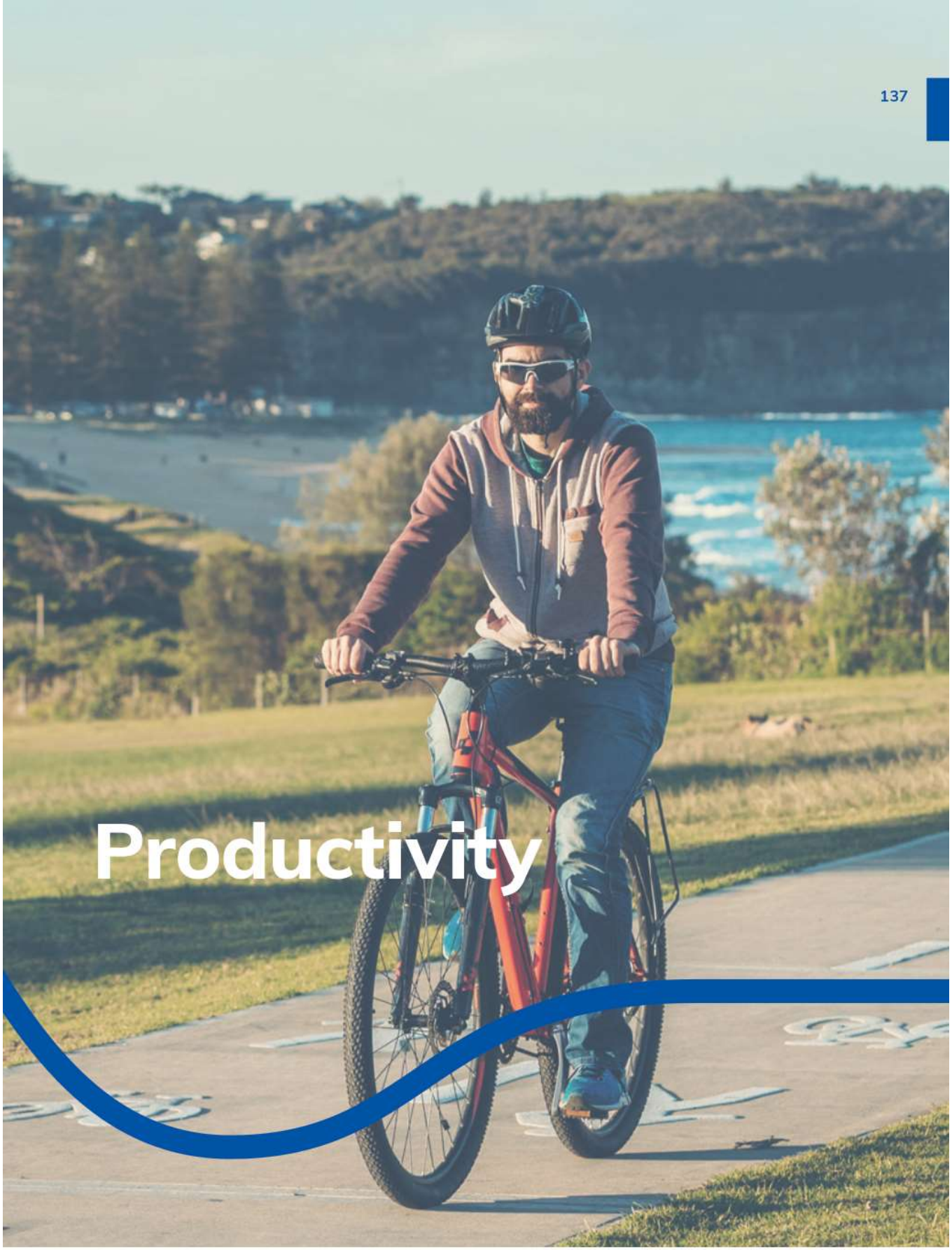
Facilitate best-practice approaches to heritage and celebrate the LGA's history and identity.

Identify, conserve and enhance local and State heritage.



Ensure new development responds appropriately to heritage items, conservation areas and values, significance, views, context and character.





Productivity

Connectivity

Access into and out of the Northern Beaches, particularly by public transport, is limited in most areas. This means many residents are left with little alternative but to use cars.

The coordination of land use with transport is essential. With better walking, cycling and public transport options, more people will more easily connect to and from their homes, workplaces, schools, communities, villages, town centres and beaches.

We will continue working with the NSW Government to deliver an integrated transport and land use planning approach in the Northern Beaches so that residents have the option to live without a car.

Planning priorities

- **Priority 19**
  Frequent and efficient regional public transport connections
- **Priority 20**
  Sustainable local transport networks
- **Priority 21**
  Redesigned road space and facilities to match changing community needs

Priority 19
Frequent and efficient regional public transport connections

Most people in the LGA travel to work by car and private car use is higher than the Greater Sydney average. For people travelling outside of the LGA, public transport is highest to the Sydney CBD and North Sydney while car use is highest for those travelling west (Ku-ring-gai, Ryde, Parramatta and Chatswood) or north around Mona Vale. Trends are showing a shift towards increased use of public transport.

Coordinated land use and transport planning for the Northern Beaches supports an efficient multi-modal transport network that includes walking and cycling, shared transport and on-demand services.

Our focus on strategic centres will incorporate planning for high-frequency public transport links into and out of the Northern Beaches and between strategic centres to work towards the targets set out in our Transport Strategy, Move.

Figure 57
Northern Beaches aspirational transport targets[25]

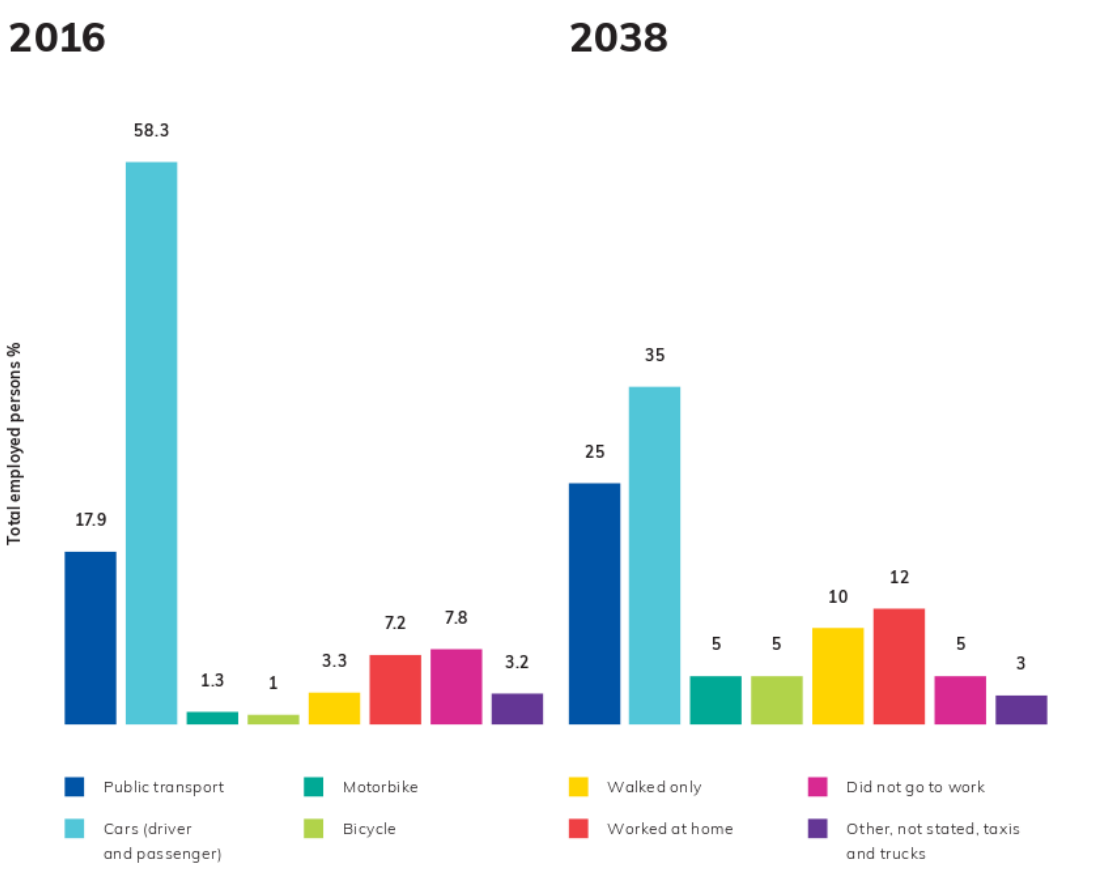


Figure 58
Northern Beaches existing transport initiatives[26]

The Northern Beaches B-Line is transforming the way we move

every **5 mins** during peak times in peak direction

every **10 mins** at other times of the day

The Manly Ferry has the highest ferry patronage of all Sydney ferry services

4.4 million people a year

Council's vision for regional public transport priorities for the Northern Beaches include improved bus services that will transition to bus rapid transit (BRT) and opportunities for mass transit:

- **Brookvale-Dee Why to Frenchs Forest and Chatswood** will provide access to jobs on the Eastern Economic Corridor, Sydney Metro Northwest and rail interchanges at Chatswood, Epping and Hornsby. This will respond to recent and planned growth in Dee Why, Brookvale and Frenchs Forest.
- **Mona Vale to Macquarie Park** will open access to Macquarie Park rail station and jobs in Macquarie Park and Macquarie University. It will respond to the limited public transport in the LGA's north.
- **Brookvale-Dee Why to Manly** will improve access to ferry services to Sydney CBD, already used by 4.4 million people a year, the highest ferry patronage of all Sydney ferry services (May 2018-April 2019)[26], and connect Manly to lower Northern Beaches suburbs. It will enable people to visit Manly without their car and support planned growth at Brookvale.
- **Newport to Sydney CBD (the B-Line)** will create a 24-hour bus service on the coastal corridor. The B-Line will eventually transition to BRT.
- **Beaches Link Tunnel** will provide connectivity to and from the Northern Beaches at both Wakehurst Parkway and Burnt Bridge Creek Deviation. Public transport connections are being considered by NSW Government to connect to Sydney Metro and the rail network, and more than five kilometres of cycleways and pedestrian paths will connect Seaforth, Balgowlah and Manly to Northern Beaches Hospital. The Beaches Link Tunnel will serve the LGA's west as the B-Line serves the east.

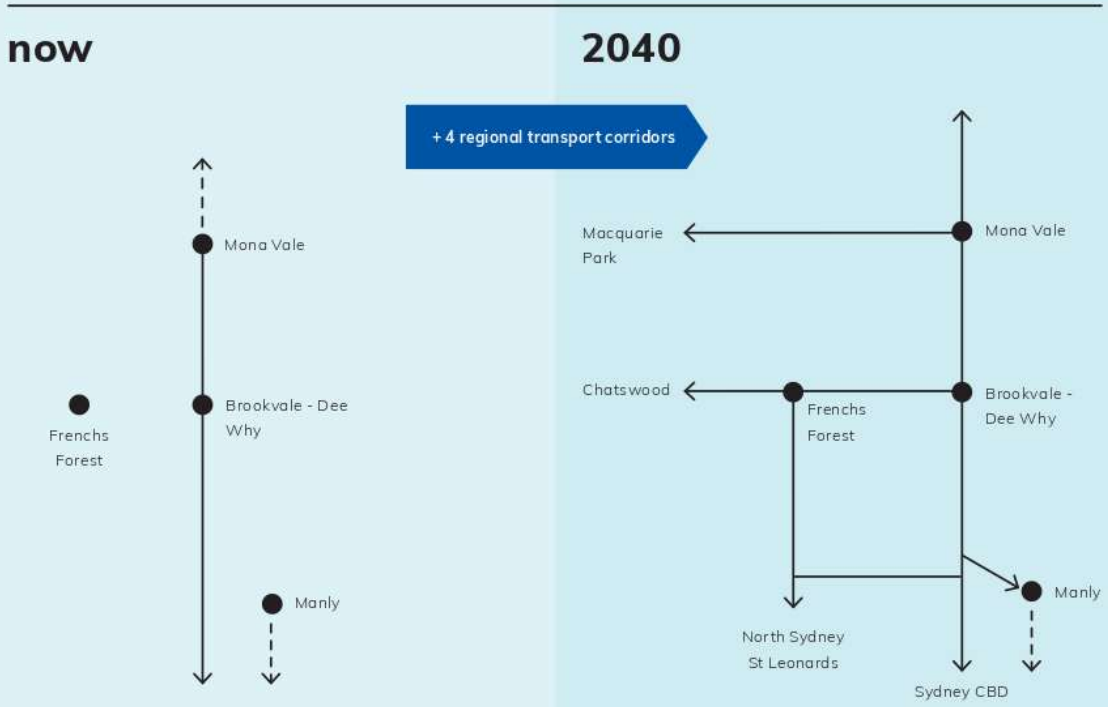
These transport initiatives will also improve access to beaches, coast walks, popular tourist areas and night-time activity. They will also enhance connections to the Eastern Economic Corridor including links to established health and education precincts.

Bus rapid transit (BRT) means frequent and reliable turn-up-and-go bus services between centres.

Mass transit is high-capacity public transport that quickly and efficiently moves large numbers of people, such as light rail and metro options or new ferry services.

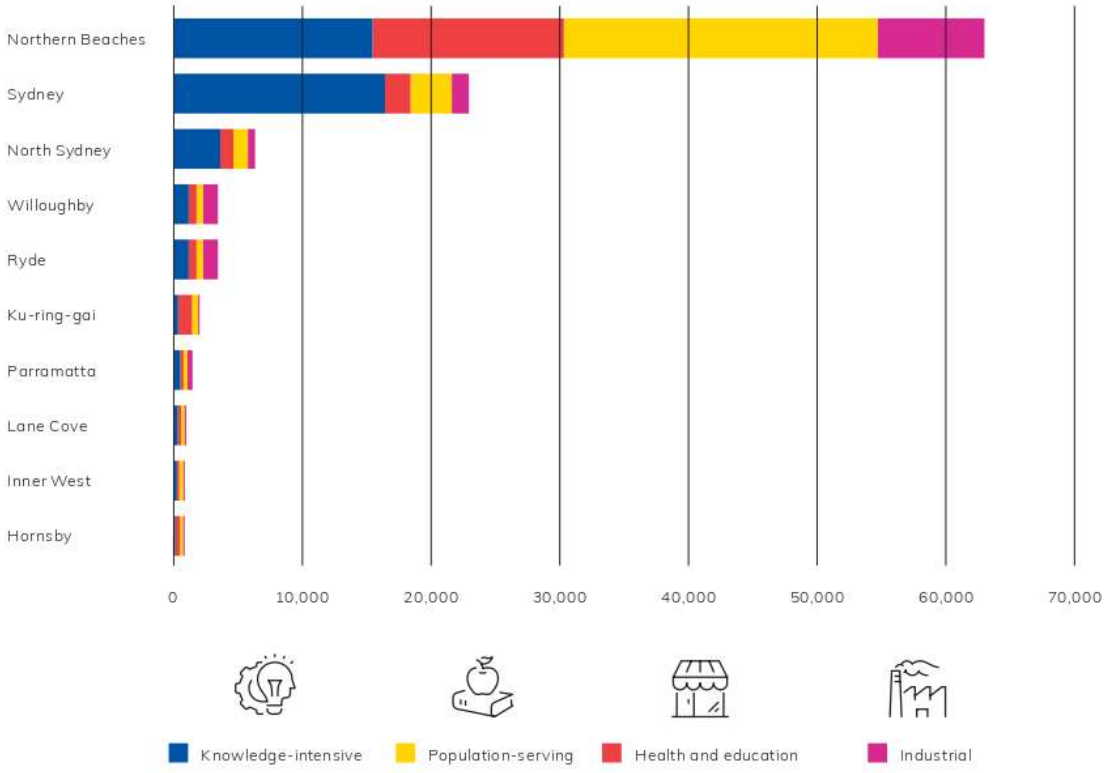
Figure 59
Beaches Link Tunnel time savings[27]

Figure 60
Northern Beaches vision for four fast and efficient transport corridors



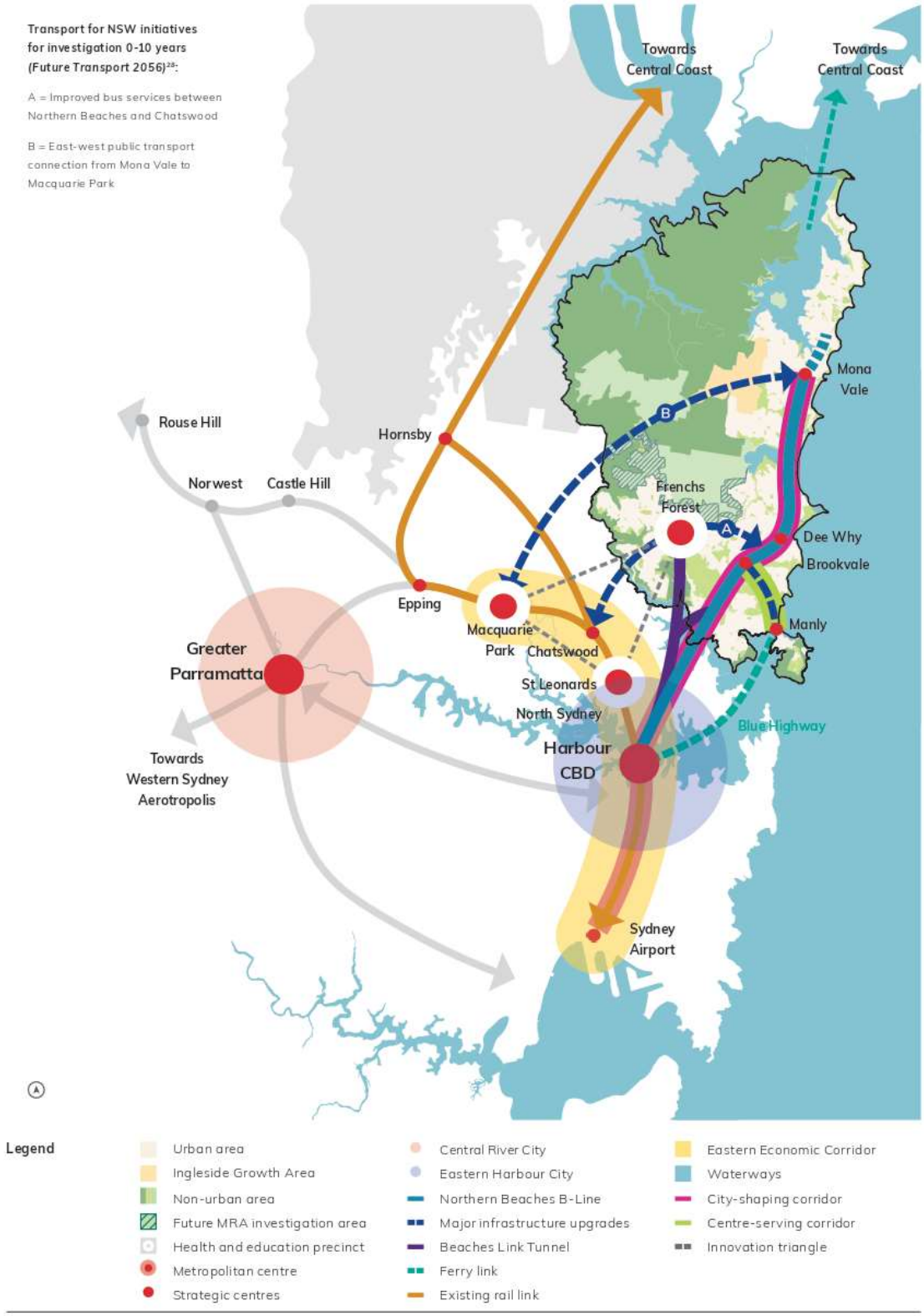
In 2040 the community will have the choice to live without a car

Figure 61
Resident jobs by type and location
- Northern Beaches LGA 2016



B-Line bus stop, Brookvale

Map 22
Northern Beaches regional public transport connections



Legend

Urban area	Central River City	Eastern Economic Corridor
Ingleside Growth Area	Eastern Harbour City	Waterways
Non-urban area	Northern Beaches B-Line	City-shaping corridor
Future MRA investigation area	Major infrastructure upgrades	Centre-serving corridor
Health and education precinct	Beaches Link Tunnel	Innovation triangle
Metropolitan centre	Ferry link	
Strategic centres	Existing rail link	

Map 23
Place and method of travel to work - Northern Beaches LGA 2016[29]

Total number of commuters

Northern Beaches
- Public transport - 4,517
- Vehicle - 43,254
- Active transport - 4,793
- Other mode - 418
- Worked at home - 13,982

Ku-ring-gai
- Public transport - 62
- Vehicle - 1,796
- Active transport - 11
- Other mode - 5
- Worked at home - 247

Sydney
- Public transport - 14,550
- Vehicle - 6,896
- Active transport - 439
- Other mode - 67
- Worked at home - 2,027

Ryde
- Public transport - 269
- Vehicle - 3,009
- Active transport - 27
- Other mode - 15
- Worked at home - 316

Hornsby
- Public transport - 27
- Vehicle - 794
- Active transport - 4
- Other mode - 0
- Worked at home - 87

Lane Cove
- Public transport - 105
- Vehicle - 836
- Active transport - 7
- Other mode - 4
- Worked at home - 88

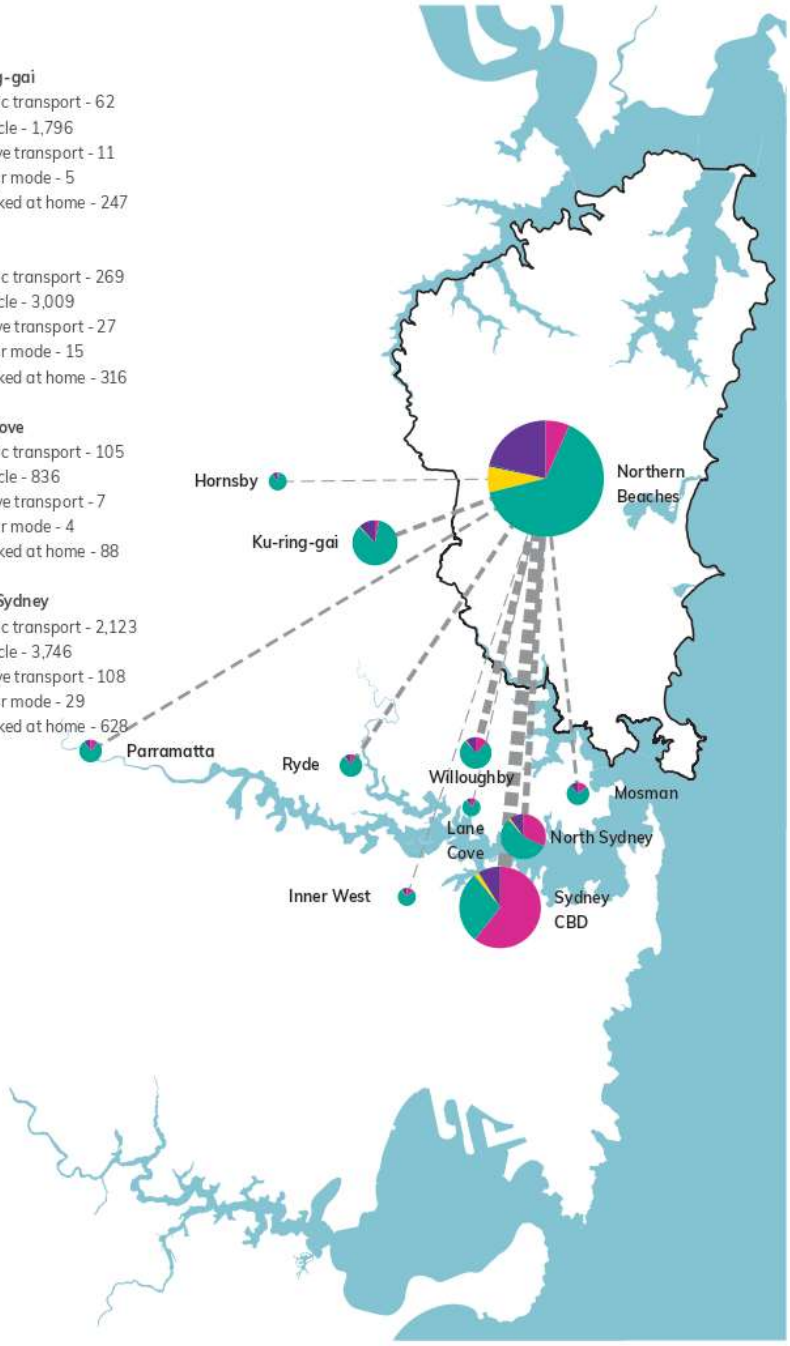
Willoughby
- Public transport - 768
- Vehicle - 4,437
- Active transport - 45
- Other mode - 12
- Worked at home - 599

North Sydney
- Public transport - 2,123
- Vehicle - 3,746
- Active transport - 108
- Other mode - 29
- Worked at home - 628

Parramatta
- Public transport - 180
- Vehicle - 1,229
- Active transport - 7
- Other mode - 4
- Worked at home - 146

Inner West
- Public transport - 117
- Vehicle - 706
- Active transport - 10
- Other mode - 4
- Worked at home - 89

Mosman
- Public transport - 252
- Vehicle - 1,264
- Active transport - 9
- Other mode - 4
- Worked at home - 197



Work patterns are changing
More people are traveling to major employment centres as the number of people employed in professional and financial services is increasing

Principles

- Develop high-frequency public transport connections between strategic centres and in and out of the Northern Beaches.
- Focus growth within 800m of high-frequency public transport.
- Sequence development with necessary infrastructure and services.
- Preserve potential future transport interchanges and corridors.
- Respond to opportunities and implications arising from new transport infrastructure.

No.	Action	Time	Partner
19.1	Prepare and implement a public transport plan, LEP transport study and LGA-wide land use infrastructure implementation plan to improve public transport; align transport and growth; and address network capacity limitations	I	DPIE, TfNSW
19.2	Develop LEP and DCP controls that incorporate the above studies and create good internal amenity for developments along main roads and future transport corridors	S	
19.3	Better link Brookvale-Dee Why to Frenchs Forest and Chatswood: a. improved bus services (Future Transport 2056) b. advocate for transition to BRT to support development at Frenchs Forest	S M	TfNSW, Forest Coaches
19.4	Better transport links between Mona Vale and Macquarie Park: a. east-west public transport connection (Future Transport 2056) b. advocate for transition to BRT	S M	TfNSW, Forest Coaches
19.5	Advocate for extension of the B-Line to Newport and transition to BRT	S	TfNSW
19.6	Advocate for BRT between Manly and Brookvale-Dee Why	M	TfNSW
19.7	Support the Beaches Link Tunnel with public transport and investigate opportunities in areas subject to change	M	TfNSW
19.8	Advocate for new ferry connections to places such as Clontarf and improved ferry services to Manly	M	TfNSW
19.9	Investigate, identify and protect public transport corridors and future routes and interchanges by air, water and land, including mass transit	M	TfNSW, DPIE
19.10	Align State and local government priorities so that: a. two east-west connections are in the Greater Sydney city-serving network b. Manly to Brookvale link supports the Greater Sydney city-serving network c. the Beaches Link Tunnel connects to the Greater Sydney city-serving and strategic road network	M	TfNSW

Priority 20
Sustainable local transport networks

As the LGA moves towards a multi-modal transport system, coordinating land use and transport planning and extending the reach of the regional transport network will make it easier to walk, cycle, catch public transport or use shared vehicles. It will connect neighbourhoods to larger centres where there is a greater range of employment, services and facilities, and other destinations such as schools and beaches.

Walking and cycling

While only 5% of trips to work are on foot or by bicycle, our Transport Strategy Move sets targets to double these trips by 2038. This is pertinent given that obesity rates (21.5 per 100 people) are higher on the Northern Beaches than the North District average (18 per 100 people)[29].

Our Walking Plan and draft Bike Plan support walking and cycling for shorter trips and for the start and finish of trips on other modes of transport. This will be achieved through safe and connected footpath and cycling routes, improved public domain (such as street furniture, lighting and shade), suitable end-of-trip facilities such as bike parking and electric vehicle charging points.

Local bus network

Local bus services vary across the LGA and are limited in isolated areas. Poor timetabling, coverage and facilities disconnect the network, and many local services are operated by private transport providers. We will continue to review local bus connections to identify ways to improve the network. For example, our Hop Skip and Jump Bus service in the LGA's south is used by approximately 350,000 passengers each year[30].

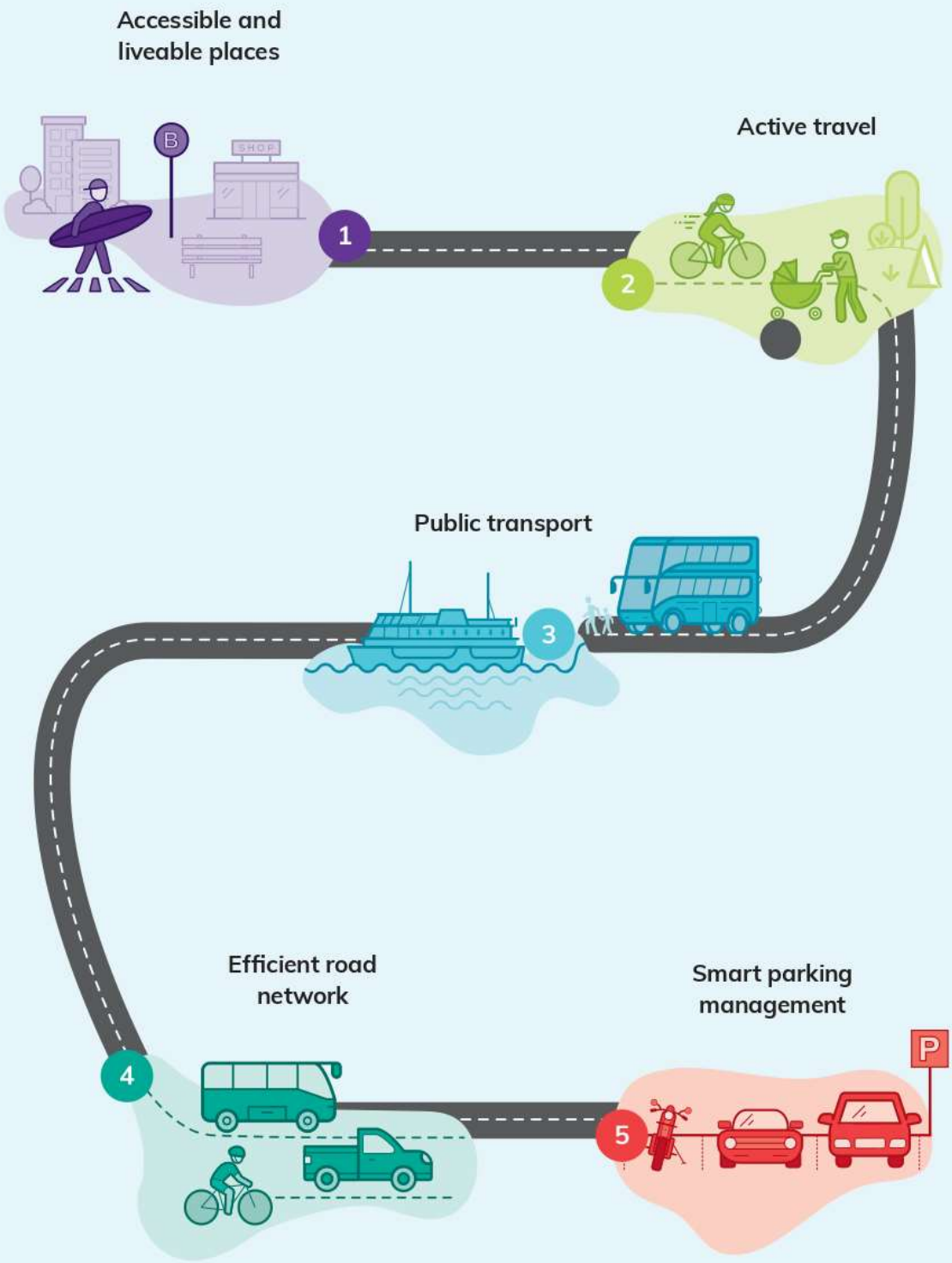
Innovative and emerging technology

New modes of transport, such as electric bikes, on-demand services and car share extend the reach of the transport network. Together with smart technology and autonomous and electric vehicles, these modes will help to reduce reliance on non-renewable fuels (see P7).

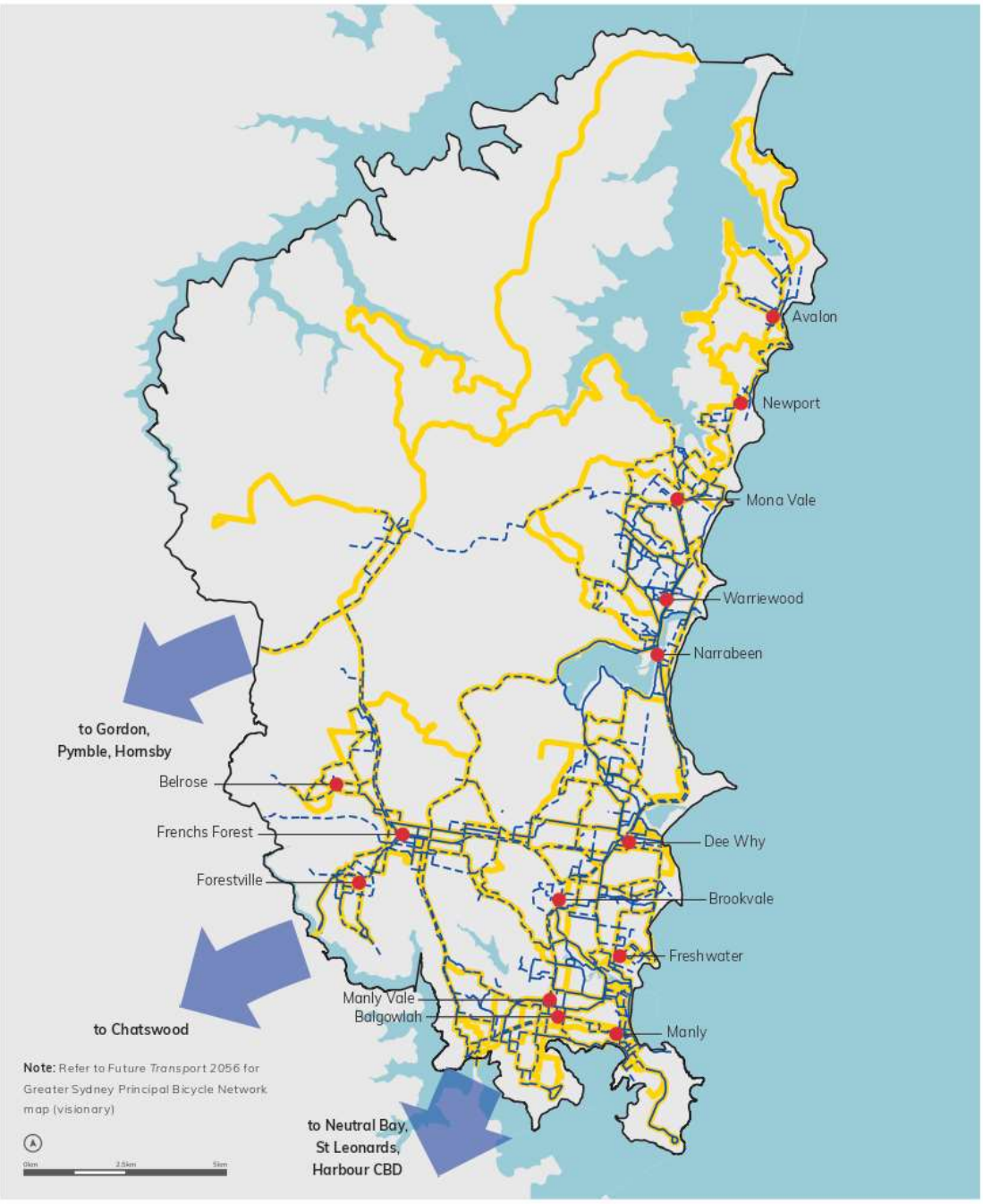
On-demand point-to-point transport services are being trialed at Mona Vale and Manly. Keoride is a pick-up service that extends the reach of the B-Line while FerryConnect (UberPool) in Manly extends the reach of ferry services. Car share services are growing, with Go Get increasing by more than 400 members in the Northern Beaches in 2018[31].

We will engage with State agencies, the community and the private sector to trial new systems and technology, as required under our Shared Transport Policy.

Figure 62
Key transport themes[25]



Map 24
Northern Beaches cycling network



Legend

- Proposed safe cycling network (draft)
- Existing safe cycling network
- Road cycling network (draft)
- Greater Sydney Principal Bicycle Network 2056 (Future Transport 2056)
- Local and strategic centres

Principles

- Coordinate land use and transport to support public transport, cycling and walking.
- Prioritise safe cycling routes separated from motor vehicle traffic within five kilometres of strategic centres or connecting to local centres, villages and destinations such as schools and beaches.
- Prioritise walking infrastructure within two kilometres of strategic centres and 800 metres of local centres or connecting to local centres, villages and destinations such as schools and beaches.
- Improve local bus connections that extend the reach of the regional transport network.
- Support smart technology, such as trials of new systems to move people around more efficiently.
- Ensure new developments support active travel and public transport.

No.	Action	Time	Partner
20.1	Implement our Transport Strategy, Walking Plan and Shared Transport Policy and prepare and implement a bike plan, public transport plan, parking plan, smart communities framework and pedestrian access and mobility plans	S	TfNSW
20.2	Develop LEP and DCP controls that incorporate the above studies; support active travel and emerging technology in new developments, such as minimum standards for end of trip facilities, bike parking and car share and to support travel behaviour change programs that encourage the use of sustainable transport choices including requirements for travel plans; and reduce parking requirements in centres well-serviced by public transport in exchange for public benefit	S	
20.3	Investigate improvements to transport interchanges such as ferry wharves and bus stops to support multi-modal trips	M	TfNSW
20.4	Investigate new safe cycling routes separated from traffic within five kilometres of strategic centres or connecting to local centres, villages and destinations such as school and beaches and the Sydney CBD, including regional cycle routes in the Greater Sydney Principal Bicycle Network: Brookvale-Dee Why to Chatswood; Manly to Mona Vale; Manly to Spit Bridge; Mona Vale to Frenchs Forest; and Terrey Hills to Gordon/Pymble	S - L	TfNSW, North District councils
20.5	Prepare place plans that encourage active travel and use of emerging technology, such as public domain improvements and bike parking	O	
20.6	Increase uptake of schools in the Northern Beaches Active to School initiative to encourage walking and cycling to school	O	DOE, TfNSW

Priority 21

Redesigned road space and facilities to match changing community needs

By re-designing existing streets to be more efficient, more people, goods and services can be accommodated in limited space, creating safer and more attractive spaces to move around.

Efficient management of freight and servicing movements, and securing good place outcomes are interlinked and particularly important in centres.

Movement and place

Future Transport 2056, the *Greater Sydney Region Plan* and the *North District Plan* identify a movement and place framework that considers how best to use road space to improve the liveability and safety of places. The framework acknowledges that the needs and expectations of the community change for different street environments.

Centres and villages are people-orientated, where public transport, walking, cycling and small-vehicle freight access are important. Manly, for example, is a busy place with less car use and more pedestrians. Pedestrianised laneways have activated the town centre while creating a great place for people.

Local streets need to be safe for people to walk or cycle. These differ from key transport corridors, such as Pittwater Road, that must efficiently move people and goods. The hierarchy and function of various roads shape opportunities for movement and place.

Reducing conflict between road users and using road space more efficiently – for example, through pedestrianised walkways in centres, dedicated bus lanes or separated cycleways – will make it safer and easier for people to walk, cycle or use public transport.

Urban freight

By 2036, freight movements in Sydney will grow by 50%, due to an increase in supermarket deliveries, residential deliveries and increased waste collections[28]. This increases pressure on transport networks and industrial and urban services land to support last mile delivery – the final stage of the journey in which goods travel to a destination – and hubs such as black warehouses and vertical warehouses.

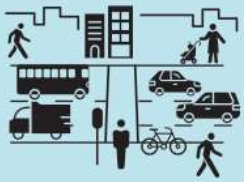
Freight connections in the LGA are constrained and distance to Sydney Airport, Port Botany and the future Western Sydney Airport is a challenge. Vehicles over 19 metres are prohibited on Sydney Road, the Spit Bridge and Warringah Road. This increases travel times, adds to the cost of deliveries and requires smaller trucks. Time restrictions on the delivery of goods and truck movements in areas such as The Corso in Manly currently meet commercial and residential demands but will be a challenge as delivery and freight movements increase.

Freight and servicing demands impact the transport network with limited kerbside space, loading dock provisions and service-based uses (for example, tradespeople) competing for space. Transport for NSW data shows that demand for kerbside spaces are greatest between 10am – 2pm, with underutilised kerbside spaces outside of peak periods. These spaces are often in pedestrianised areas. There is a need to balance the use of the road space, for example, by applying the movement and place framework.

The Beaches Link Tunnel will connect the Northern Beaches to the Sydney motorway network for the first time, improving freight movements. Central freight and delivery hubs at strategic centres or near employment centres could reduce the prevalence of delivery vehicles on local roads, improve efficiency and prioritise pedestrians. We will look to influence the delivery of goods and services in quieter and less polluting ways, including active travel such as electric-assisted cargo bikes in pedestrianised areas. We will also aim to address the negative impacts of freight, such as congestion during peak periods, by prioritising freight delivery times to optimum delivery windows.

Figure 63
Movement and place framework[32]

Movement corridors



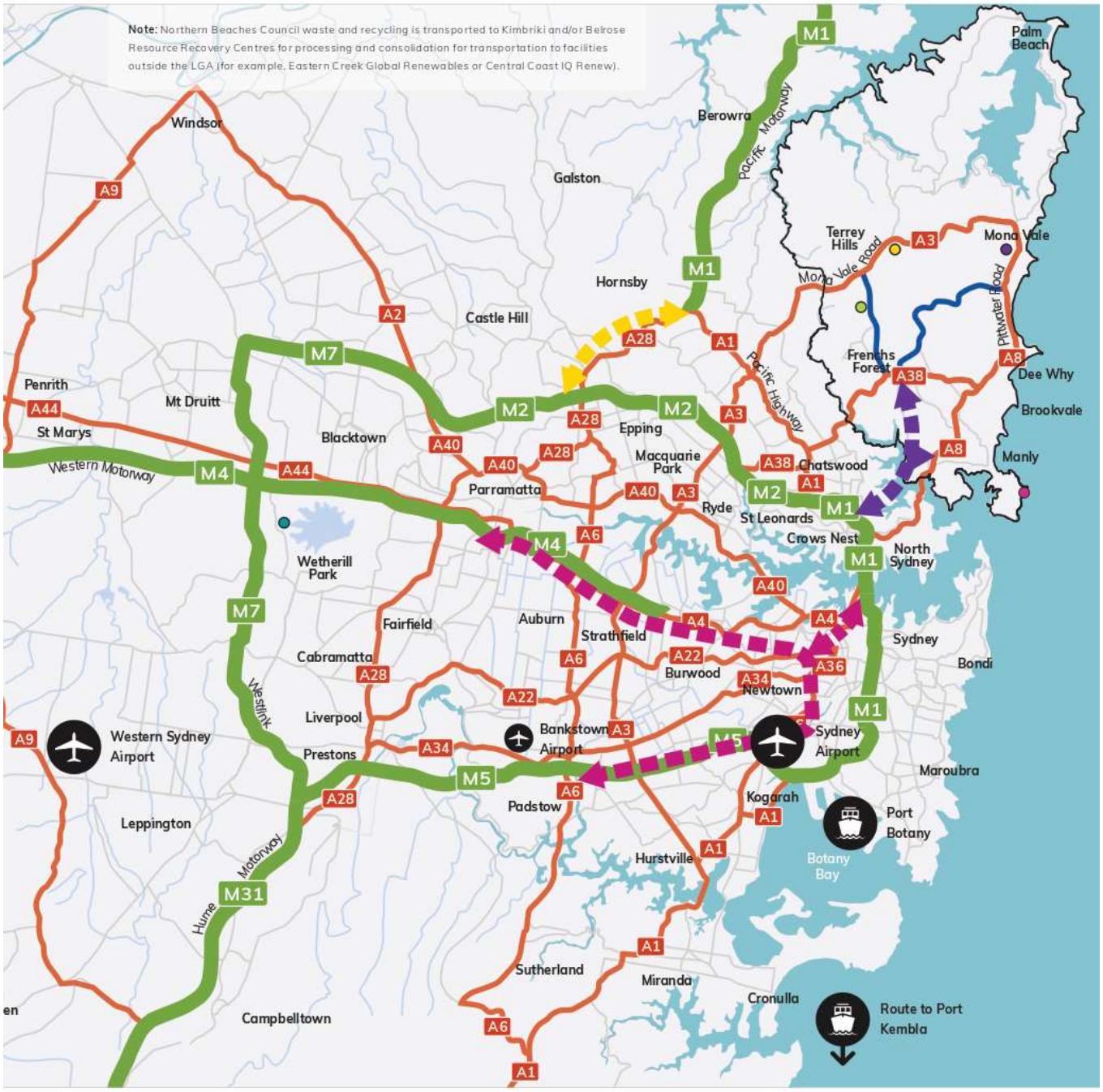
Vibrant streets

Local streets

Places for people

152 Map 25

Greater Sydney road network and key freight infrastructure[33]



Towards 2040

Principles

- Coordinate land use and transport to improve amenity and support the safe and efficient movement of people, goods and services.
- Prioritise pedestrians over cars in centres to create places where people want to spend time.
- Provide for the efficient movement of freight and deliveries and protect freight corridors.
- Ensure safe and efficient loading and unloading facilities in new developments.

No.	Action	Time	Partner
21.1	Implement Transport for NSW's movement and place framework through completing action plans for parking, road network, road safety, freight and public transport to coordinate land use and transportation; improve accessibility and walkability; and reduce congestion in and around centres	S M	TfNSW
21.2	Develop LEP and DCP controls that address loading facilities and clearance heights for freight, delivery and waste collections; common user and secure storage facilities; parking rates to reduce car dependency near public transport; noise mitigation on freight corridors; and requirements for car share and electric vehicles	S	
21.3	Investigate opportunities for consolidated urban freight hubs, shared spaces and kerbside space for freight activities either on Council-owned land or private property	M	

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Jobs and skills

The LGA's strategic centres underpin the Northern Beaches economy.

Well-planned strategic centres stimulate economic activity, provide jobs closer to home and use infrastructure more efficiently, while local centres are essential for the local population to access goods and services.

We will continue to strengthen the local economy, improve access to jobs and plan for vibrant mixed use centres that support local industries and innovation.

Planning priorities

- **Priority 22**
  Jobs that match the skills and needs of the community
- **Priority 23**
  Frenchs Forest as a sustainable health and education precinct
- **Priority 24**
  Brookvale as an employment and innovation centre
- **Priority 25**
  Dee Why as a thriving cosmopolitan centre by the sea
- **Priority 26**
  Manly as Sydney's premier seaside destination
- **Priority 27**
  Mona Vale as the contemporary, urban heart of the north
- **Priority 28**
  Safeguarded employment lands
- **Priority 29**
  A thriving, sustainable tourism economy
- **Priority 30**
  A diverse night-time economy

Priority 22
Jobs that match the skills and needs of the community

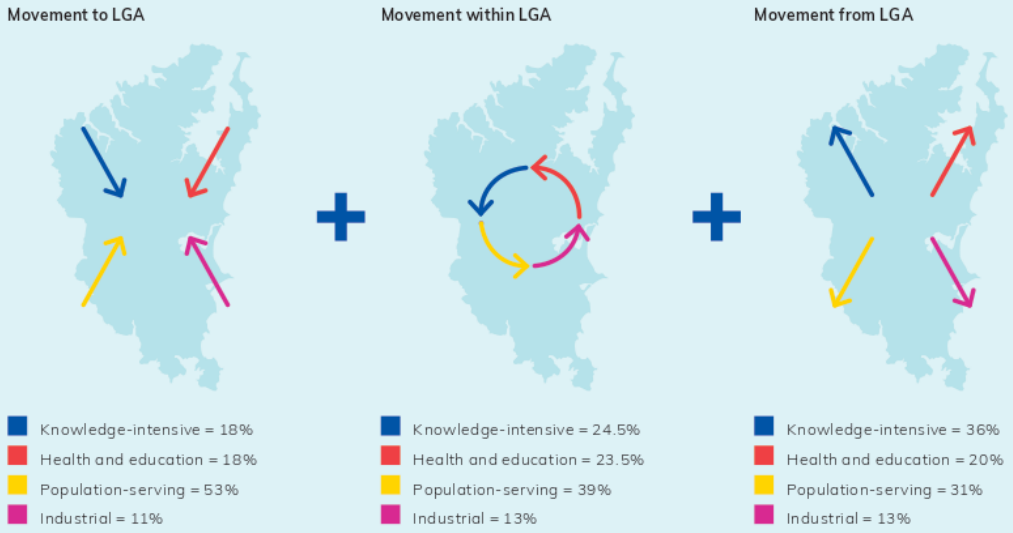
Increasing local job opportunities and ensuring efficient access to these jobs will strengthen the local economy. Nearly 6,000 jobs were added to the Northern Beaches workforce between 2011-2016, mainly in Manly. Over the next 20 years, we expect to see employment grow in Brookvale (Warringah Mall and industrial precincts), Frenchs Forest (including the business park) and Warriewood-Mona Vale (including industrial precincts). Jobs in local centres will increase to meet the needs of the local population.

Figure 64
Job target - Northern Beaches LGA[1]

Centre	Jobs - 2016 estimate	Jobs - 2036 target (low-high)	Growth	Industries
Frenchs Forest	9,300	13,300	4,000*	Health
Brookvale-Dee Why	20,000	23,000 - 26,000	3,000 - 6,000	Industrial, urban services and retail
Manly	5,000	6,000 - 6,500	1,000 - 1,500	Retail with tourism focus
Mona Vale	4,300	5,000 - 6,000	700 - 1,700	Retail, commercial and light industrial

*Frenchs Forest Precinct Plan - Phase One

Figure 65
People travelling to and from the Northern Beaches for work by industry type 2016



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The Northern Beaches has the highest proportion of local jobs filled by local residents and residents working locally in Greater Sydney. Despite this, there is the risk of a gap between the types of local jobs and the skills of residents. For example, most residents work in the knowledge-intensive sector yet future job growth is projected to be in health and education and population-serving jobs, reflecting a local economy without a major commercial centre or mass transit.

Retail has traditionally **played a significant role** in the LGA and is our **second largest employer**.

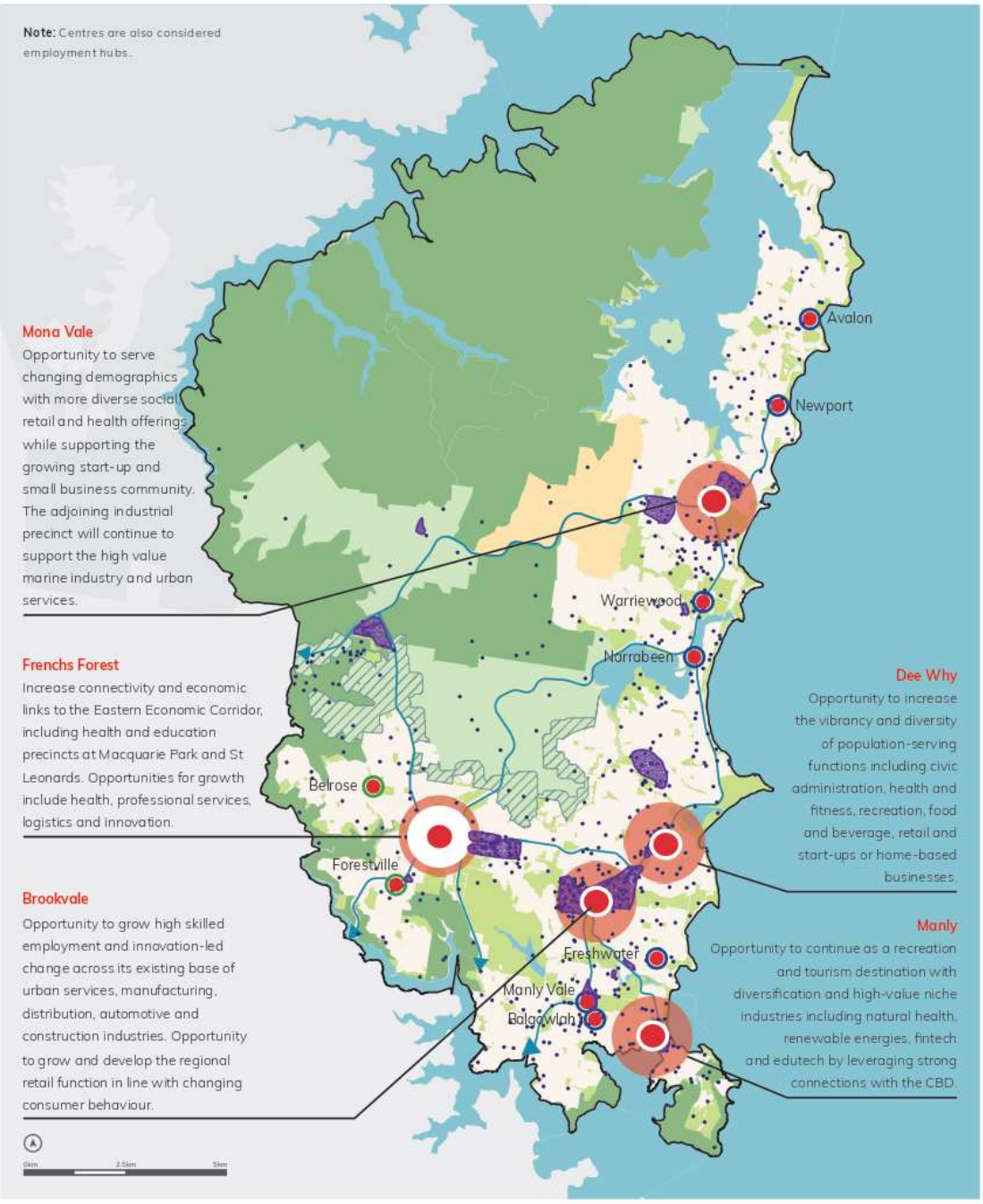
The Northern Beaches has the **second highest number of businesses of all LGAs in NSW,** after the City of Sydney[34].

The high proportion of small businesses reflects entrepreneurialism where locals create opportunities to live and work locally. This is a key strength for the LGA. Opportunities for the Northern Beaches include:

- **strengthening strategic centres** as high amenity hubs that deliver more jobs, services and activities closer to where people live, supporting the 30-minute city
- **enhancing local centres** to provide local retail and small office functions to serve the local community and business networks
- **leveraging infrastructure investments** such as the B-Line, Northern Beaches Hospital, east-west public transport upgrades and Beaches Link Tunnel connecting to the Eastern Economic Corridor
- **rethinking what it means to work locally** by supporting work from home, community facilities such as meeting rooms, satellite offices, co-working spaces, libraries and jobs in the Metropolitan Rural Area (MRA) and future MRA investigation area (see P4)
- **aligning employment areas with future industries of growth** to attract and retain businesses and support targeted industries such as tourism, arts and creative, night-time economy, smart technology and sustainable development (see P7)
- **facilitating innovative environments to support and connect industries** such as flexible floorspace in local centres to co-locate commercial uses with social infrastructure, such as libraries or community work hubs, to support start-up businesses
- **providing high-quality and industry appropriate commercial and industrial floorspace** focusing on flexible division of floorspace that supports small businesses
- **planning for age-friendly centres** that provide employment and volunteer opportunities to support independence later in life and centres and businesses that cater to the needs of older people.

New development in strategic centres must contribute to the overall function of the centre and specific directions outlined in priorities 23-27.

Map 26
Northern Beaches job opportunities



Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Strategic centre
- Health and education precinct
- Local centre
- Coastal village
- Forest village
- Employment hub
- 1 dot = 100 jobs (existing)
- Public transport and active travel connection

Principles

- Increase local job opportunities supported by efficient public transport, cycling and walking.
- Maintain and increase employment floor space and ensure residential development within strategic and local centres does not diminish employment or economic opportunities.
- Attract jobs that match the skills of residents and support new business formats such as co-working.
- Improve the amenity and design of centres to meet the needs of the whole community.
- Enhance the population-serving role of smaller local centres.
- Support targeted industry sectors and foster innovative clusters.
- Foster business networks and partnerships to connect, promote and grow business.

No.	Action	Time	Partner
22.1	Complete the LEP employment study and develop LEP and DCP controls to grow job opportunities; review commercial and retail land supply; review industrial lands; promote innovation; and improve amenity, built form and design of centres and non-residential buildings	I	
22.2	Prepare and implement an economic development plan that responds to the findings of the LEP employment study to build local economic capacity	S	
22.3	Review planning controls to support specific industry sectors and to implement the Arts and Creativity Strategy	M	
22.4	Prepare and implement a destination management plan, smart communities framework and night-time economy strategy	M	
22.5	Prepare place plans for local centres that support their population-serving role	O	
22.6	Identify opportunities for Smart City pilots, projects, partnerships and grant funding	S M	
22.7	Facilitate the delivery of the transport projects identified in P19	S M	TfNSW

Local businesses, Mona Vale

Priority 23

Frenchs Forest as a sustainable health and education precinct

Frenchs Forest will be a new strategic centre for the Northern Beaches. It will be a low-carbon health and education precinct with high efficiency in energy, water and waste, anchored by Northern Beaches Hospital and potentially a university.

Planning for Frenchs Forest aims to create space for around 4,000 new jobs and 4,360 new homes over the next 20 years, including affordable and diverse housing. The public domain will include a central piazza with cafes, outdoor dining and community uses. New open space will retain mature vegetation with a 25% tree canopy target.

High-frequency bus routes will connect Frenchs Forest to destinations in the LGA, Chatswood and Sydney CBD and new pedestrian and cycling infrastructure will create a walkable centre where people are less dependent on their car. We will target a Green Star-rating for the centre.

The NSW Department of Planning, Industry and Environment is leading the planning of Phase One of the planned precinct in collaboration with Council, the Greater Sydney Commission, NSW Health, NSW Department of Education and Transport for NSW.

Phase One includes 2,000 new homes and 4,000 new jobs (2,000 from the hospital and 2,000 from the town centre). Future phases of development in the strategic centre will depend on longer-term transport options such as the Beaches Link Tunnel and BRT from Brookvale-Dee Why to Chatswood (see P19).

Frenchs Forest will transition from a low density area where 90% of homes are separate dwellings and most people use their car to a sustainable and liveable centre with more jobs, stimulated by the hospital and Frenchs Forest Business Park. Workers will be able to connect to the town centre, across Warringah Road, Wakehurst Parkway and Forest Way, in such a way that the town centre, hospital, Forest Way Shopping Centre and business park all function together. Impacts from these changes on other centres in the LGA will also be investigated, including opportunities to take the pressure off Manly as the largest knowledge-intensive employment hub in the LGA.

Figure 66
Key facts - Frenchs Forest strategic centre

Next 20 years:

4,000*
new jobs

4,360
homes

*Frenchs Forest Planned Precinct - Phase One

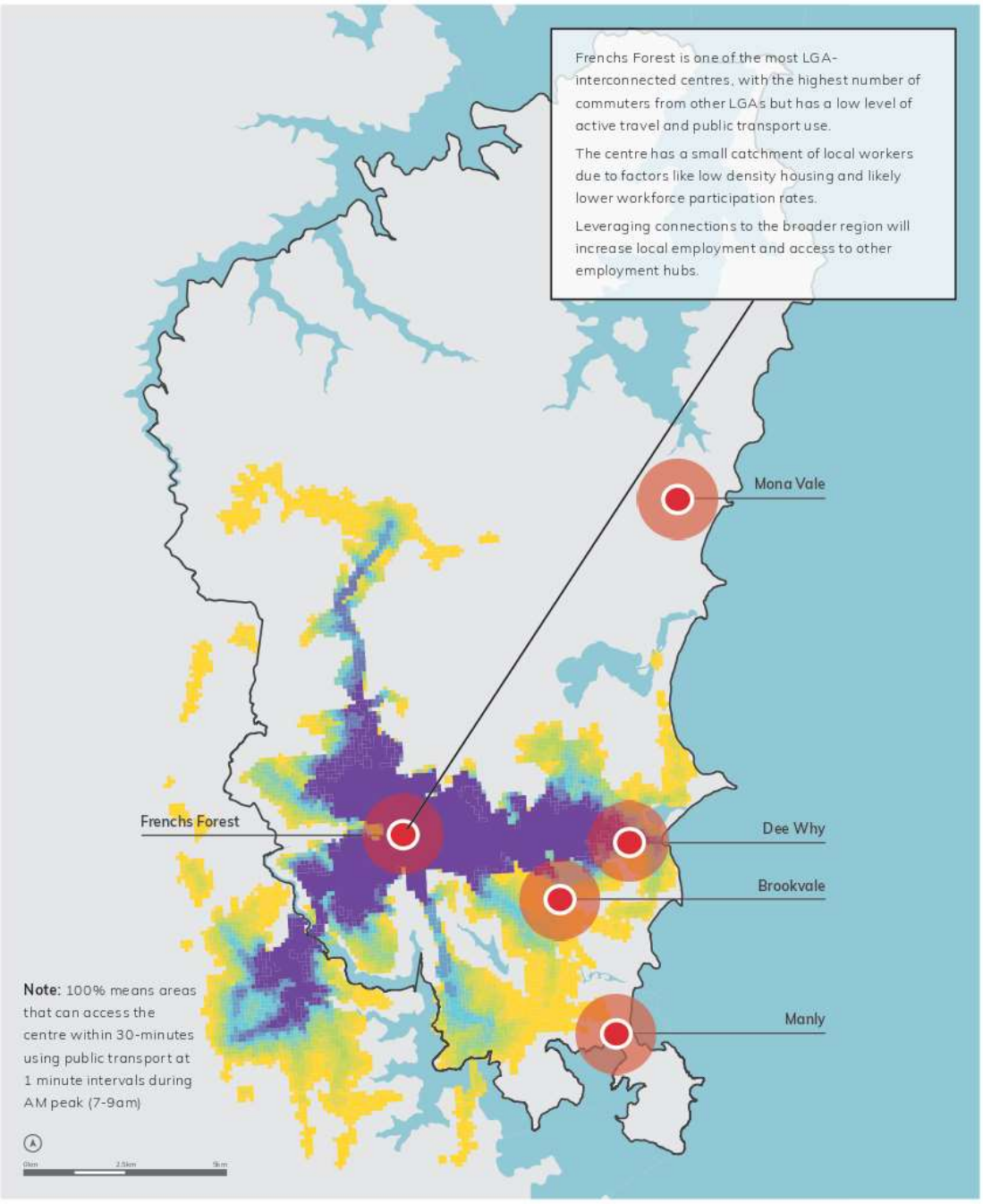
Figure 67
Illustrative map for Frenchs Forest strategic centre

Legend low-carbon, high efficiency precinct and Green Star Community

Note: Areas designated for types of land uses are indicative and conceptual only. Refer to specific mapping, strategies and plans.

Figure 68
Photomontage - Frenchs Forest town centre

Map 27
Frenchs Forest strategic centre 30-minute catchment[29]



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Accessibility – AM peak

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- 80 - 90%
- 90 - 100%
- Strategic centre

Principles

- Establish Frenchs Forest as an active mixed-use strategic centre with a variety of housing and employment options integrated with the area's bushland.
- Deliver a low-carbon precinct with high efficiency in energy, water and waste.
- Strengthen Frenchs Forest Business Park, focusing on attracting health-related businesses.
- Ensure the business park, town centre, hospital and Forest Way Shopping Centre function together.
- Use Northern Beaches Hospital as a catalyst for new health and education jobs and businesses.
- Provide high amenity, safe and accessible public spaces and facilities that are active day and night.
- Transition new housing appropriately to existing low density residential areas.
- Prioritise walking in the town centre and provide connections to the broader active and public transport network.
- Improve public transport and regional cycling routes to Chatswood and Spit Bridge.

No.	Action	Time	Partner
23.1	Finalise and implement Frenchs Forest Precinct Plan including Green Star Communities application; public domain strategy; town centre DCP; and special infrastructure contributions plan and support: • a low-carbon precinct with high efficiency in energy, water and waste • design excellence through a competitive design process for the town centre • criteria required by the Green Star-rating, including increased BASIX targets for all new dwellings • affordable rental housing targets of 15% in the town centre and 10% for the remaining rezoned area • a 30% landscaped area site control and 25% tree canopy target	I	DPIE
23.2	Master plan and deliver Aquatic Reserve as a state-of-the-art education and recreation precinct	S M	DPIE, DOE, NSWH
23.3	Investigate opportunities to boost Frenchs Forest Business Park; connect workers to the town centre; and ensure the hospital, town centre and business park function together	S	
23.4	Investigate opportunities for a university at Frenchs Forest	O	DPIE, DOE, NSWH
23.5	Prepare a contributions plan to identify funding of local infrastructure at Frenchs Forest	S M	
23.6	Implement the Northern Beaches Hospital Precinct Structure Plan and undertake five-yearly updates to address the findings of the LEP studies and Green Star Communities rating	M L	
23.7	Undertake further traffic and transport assessments as required to facilitate future development beyond Phase One, and facilitate the delivery of the transport projects identified in P19	S-L	TfNSW

Priority 24
Brookvale as an employment and innovation centre

Brookvale supports industrial, commercial, retail, service and education sectors. It is the LGA's largest employment hub, accommodating one-third of the LGA's jobs. Most people living on the Northern Beaches can access Brookvale by public transport within 30 minutes of where they live.

Brookvale includes Warringah Mall, one of the largest malls in Greater Sydney and an example of the significant role of the private sector in strategic centres. It also includes a cluster of community infrastructure including the $50 million Brookvale Community Health Centre opened February 2018, TAFE NSW, and Brookvale Oval, where a $36 million centre of excellence was announced early 2019. Brookvale also includes organisations and businesses that offer social, lifestyle and community functions, such as Manly Warringah Leagues Club.

The draft Brookvale Structure Plan, exhibited in 2017, supports an employment-based centre that is a great place to live and work, with more night-time activities for the young and culturally diverse population. The Structure Plan aims to revitalise Pittwater Road and create convenient, attractive and safe walking, cycling and public transport connections, including green links to the bush and the sea.

Brookvale has a tradition of innovation – it was once known as Sydney's surfboard making capital and was formerly home to early production of 'ugg' boots. We will continue to support opportunities for innovative and creative industries.

Warringah Mall will expand and better integrate with the fabric and life of Brookvale. A new town centre activity-point outside the mall could include civic and cultural functions and a multi-use community facility, incorporating co-working or economic development spaces. We will determine the right mix of industrial and urban services for the centre and investigate opportunities for creative industrial uses.

Three-quarters of commuter trips to Brookvale-Dee Why are by car, mainly from areas within the Northern Beaches. Better roads, public transport and regional cycling routes will help to realise Brookvale's potential as the Northern Beaches' major strategic centre, particularly to support commuters from other strategic centres such as Frenchs Forest and Mona Vale, who mainly travel to Brookvale by car.

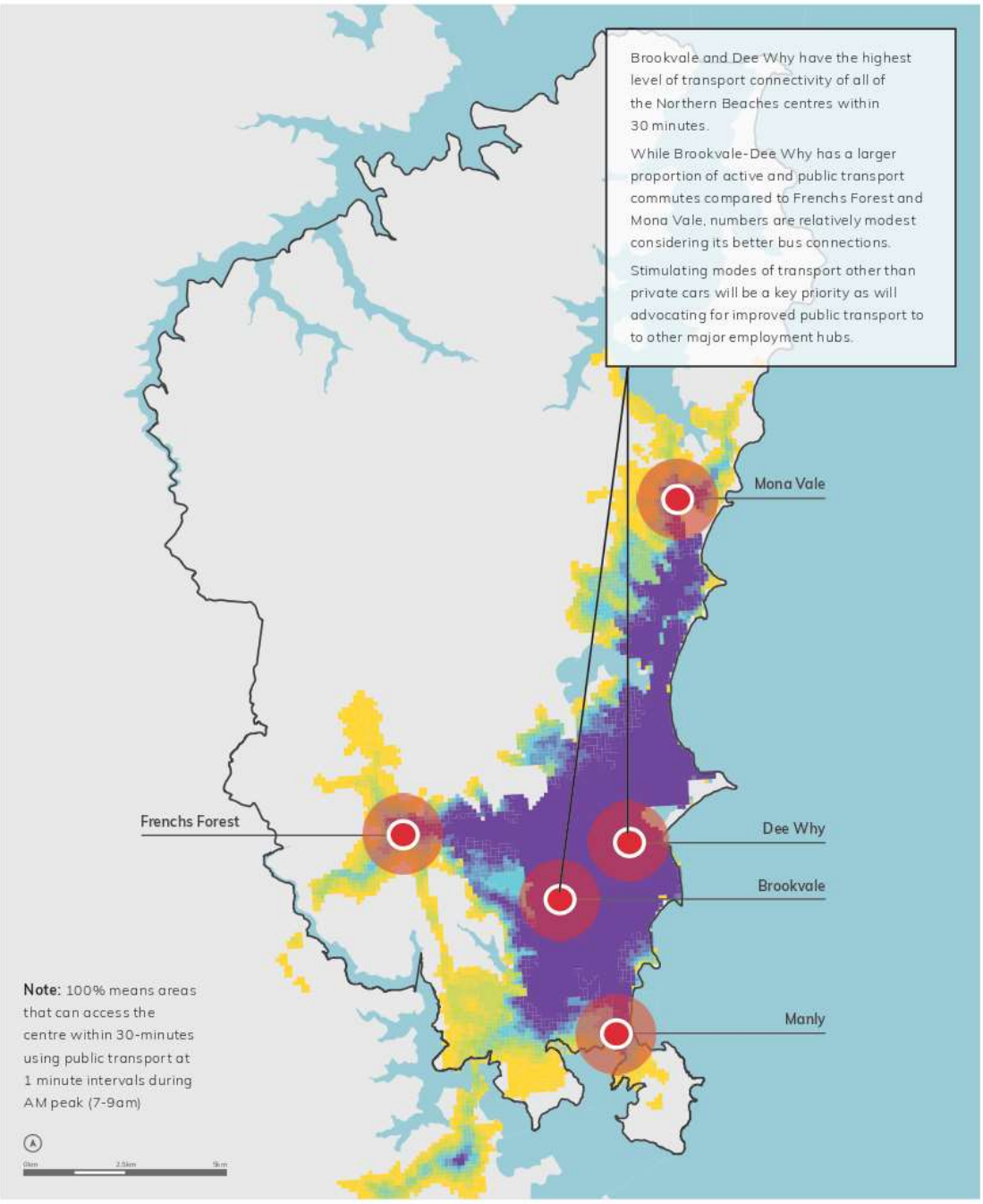
Figure 69
Illustrative map for Brookvale strategic centre

Legend low-carbon, high efficiency precinct and Green Star Community

Note: Areas designated for types of land uses are indicative and conceptual only. Refer to specific mapping, strategies and plans.

Figure 70
Photomontage - Brookvale town centre

Map 28
Brookvale - Dee Why strategic centre's 30-minute catchment[29]



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Accessibility – AM peak

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- 90 - 100%
- Strategic centre

Principles

- Support Brookvale as an employment-based centre.
- Establish a town centre-activity point and open space outside of Warringah Mall.
- Support the expansion of Warringah Mall and integrate it with surrounding built form.
- Bring life back to the streets, including revitalisation of the main commercial strip on Pittwater Road.
- Ensure appropriate interfaces between different land uses.
- Enhance tree canopy and provide green links to Brookvale Park, Warringah Mall and the B-Line.
- Enhance Brookvale's identity and define gateways to create a sense of arrival.
- Improve public transport and regional cycle networks to Sydney CBD, Frenchs Forest, Mona Vale and Manly.
- Support the night-time economy, creative and innovative industries and public art.
- Preserve the industrial integrity of the industrially-zoned land.

No.	Action	Time	Partner
24.1	Complete the Brookvale-Dee Why transport study to balance growth with infrastructure on Pittwater Road and to support how people move to and from the jobs and services in the employment lands	I	TfNSW
24.2	Review planning controls for key sites such as Warringah Mall and better link Brookvale and Dee Why	S	
24.3	Respond to the findings of the LEP studies, review the draft Brookvale Structure Plan and develop LEP and DCP controls to optimise growth of Brookvale as a transit supportive employment centre, the centre of focus for the LGA	S	
24.4	Investigate the preparation of a Special Infrastructure Contribution and a contributions plan to fund transport and amenity improvements including open space	M	DPIE
24.5	Facilitate the delivery of the transport projects identified in P19	S-L	TfNSW
24.6	Work with Transport for NSW on the future of Brookvale bus depot to support future transport requirements for the LGA while also achieving Council's vision for the centre	O	TfNSW

Priority 25

Dee Why as a thriving cosmopolitan centre by the sea

Dee Why is a population-serving, mixed use centre that offers housing, retail, civic, service and commercial functions. It has one of the most densely populated, multicultural communities on the Northern Beaches offering a cosmopolitan lifestyle and night-time activity.

Residents and workers benefit from Dee Why's proximity to Dee Why Beach, Dee Why Lagoon Wildlife Refuge and Stony Range Flora Reserve. It contains buildings of heritage significance including the Civic Precinct with Dee Why Library, Civic Centre and the surrounding landscape recognised for their State heritage significance (see P18).

Recent housing growth in the town centre is based on planning controls that have been in place since 2000. Although an increase in capacity was allowed on two key sites since 2008, only one of these sites has been completed (the Meriton site, known as Site B).

The current vision for Dee Why Town Centre is articulated in Warringah LEP 2011 and Dee Why Town Centre Master Plan 2013. These are being implemented through public domain upgrades and updates to planning controls to stimulate development that will fund and supply open space, including:

- **street and public open space upgrades** including Walter Gors Park, Redman Road Plaza, streetscape improvements and proposed upgrades to Triangle Park
- **redevelopment of Council-owned land,** subject to current investigations, including:
  - a. **Key Site A,** a new mixed use development and roadway between Howard and Oaks Avenue through the Council-owned car park
  - b. **Civic Site** to provide community facilities and services including performing arts and entertainment, cuisine and retail
- **redevelopment of private lands,** facilitated by development bonuses in exchange for public open space at the ground level, including:
  - c. **Key Site B,** now known as the Meriton site, including a town plaza and open arcade
  - d. **Key Site C,** a roadway between Oaks Avenue and Pacific Parade through the former Woolworths site
  - e. **Key Site D,** a heavy vehicle turning lane for vehicles turning left from Pittwater Road onto Pacific Parade
  - f. **Key Site E,** a rear lane, landscaped open space and better connections for sites west of Pittwater Road.

Changes to planning controls require resolution of a planning proposal with the NSW Department of Planning, Industry and Environment. New LEP and DCP controls will improve provisions for design excellence, sustainability, retail activation, public domain and housing mix. New development will integrate with the new B-Line service and fund improvements to stormwater infrastructure, traffic and streetscapes.

Although no significant increase in density is proposed, there is estimated capacity for an additional 1,400 dwellings, based on current and proposed planning controls. This growth, along with the recent increase in population, calls for place planning to guide how the area will change.

Figure 71
Illustrative map for Dee Why town centre

Legend New connections Natural processes A-E Key Sites

Note: Areas designated for types of land uses are indicative and conceptual only. Refer to specific mapping, strategies and plans.

Town Plaza, Dee Why

Principles

- Support Dee Why as a mixed centre for business, community, civic and residential uses.
- Maintain and reinforce Dee Why's role as the LGA's civic centre.
- Establish sunny, public spaces, including generous footpaths.
- Activate ground floor level retail uses and appropriately interface development with public areas.
- Provide at least two levels of non-residential uses for employment.
- Increase street tree planting and minimise impacts on Dee Why Lagoon.
- Improve public transport to the Sydney CBD, Frenchs Forest and Manly.
- Support night-time and cultural opportunities.

No.	Action	Time	Partner
25.1	Implement the planning proposal for Dee Why Town Centre Master Plan 2013 to support Dee Why as a mixed use centre	I	DPIE
25.2	Develop LEP and DCP controls for Dee Why to respond to the findings of LEP studies	S	
25.3	Investigate Dee Why in the place planning program to respond to growth and transformation	M L	
25.4	Deliver new roads, laneways and open space identified in the Dee Why Town Centre Master Plan 2013 and the Section 7.11 Plan for Dee Why	S	
25.5	Investigate the feasibility of redeveloping the Howard and Oaks Avenue car park (Site A) and a new civic hub (Civic Site)	S	
25.6	Facilitate the delivery of the transport projects identified in P19	S-L	TfNSW

The Strand, Dee Why

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Priority 26

Manly as Sydney's premier seaside destination

Manly is characterised by its frontages to the harbour and beach, iconic Norfolk Island pines and older historic buildings and generally low-scale development. The world-famous ocean beach is linked to Manly Cove and East and West Esplanades by The Corso flanked by quaint laneways and heritage buildings. The town centre is bordered by popular foreshore areas that connect to Sydney Harbour National Park at North Head and Cabbage Tree Bay Aquatic Reserve. These elements are evidence of Manly's history and social significance.

The town centre offers cultural, tourist, retail and entertainment uses. It is also a residential and economic centre, supporting the highest population density and the highest proportion of health and education and knowledge-intensive jobs of all of the LGA's centres. Manly has the youngest demographic and is the most culturally diverse of the LGA's centres, supporting mostly professionals and managers.

Manly is an important tourist destination and the LGA's only designated late-night precinct. These uses must be balanced with the needs of Manly's residents and other specialised uses which include the International College of Management Sydney, Manly Art Gallery and Museum (one of 40 regional and public galleries in NSW), Australia's first hospice for young adults, Soldier On (a veterans' rehab centre at North Head) and Royal Far West (a provider of health and education services for country children and their families).

Manly 2015 Master Plan supports a mix of cultural, tourist, retail and entertainment through urban design upgrades to streets, lanes and plazas, including pedestrianising streets. Some of these projects are complete and some are identified as future projects in the Northern Beaches Delivery Program.

People in Manly are the highest users of active and public transport compared to other centres. It offers 20-minute ferry commutes to Sydney CBD, but connections to lower Northern Beaches suburbs are poor. Addressing this will improve access to the rest of the LGA including Warringah Mall, the B-Line, Manly Andrew 'Boy' Charlton Aquatic Centre and sportsgrounds at North Manly, making it easier for people to travel to Manly without a car and reducing demand for parking in the centre. This will be supported by a regional cycling route to Dee Why and improved end-of-trip facilities, such as bike storage.

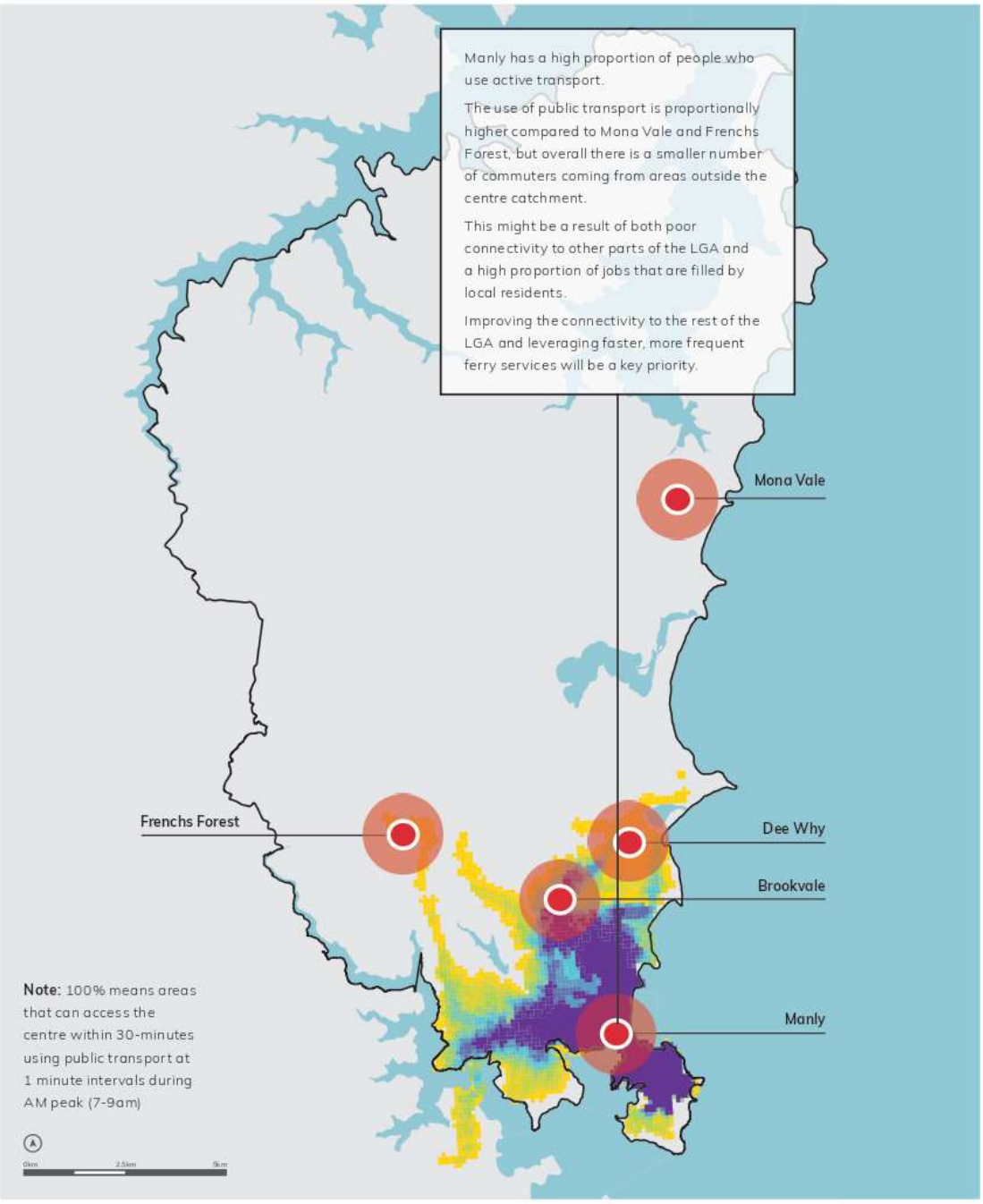
Figure 72
Illustrative map for Manly town centre

North Head

Note: Areas designated for types of land uses are indicative and conceptual only.
Refer to specific mapping, strategies and plans.

The Corso, Manly

Map 29
Manly strategic centre 30-minute catchment[29]



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Accessibility – AM peak

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- 70 - 80%
- 80 - 90%
- 90 - 100%
- Strategic centre

Principles

- Balance competing land uses in Manly to serve the needs of workers, residents and visitors.
- Protect and enhance Manly's character, identity and social significance.
- Balance short-term accommodation for visitors with affordable housing options for residents.
- Maximise sunshine on the beach, harbour and foreshore areas, The Corso and East and West Esplanades.
- Improve public amenity and revitalise Manly's laneways.
- Diversify the night-time economy and minimise conflicts with residential uses.
- Continue Manly's function as a tourism precinct and enhance nature-based tourism opportunities.
- Improve commuter facilities at Manly Wharf and active and public travel to lower Northern Beaches suburbs.
- Encourage spaces and facilities that promote flexible working, local professional employment and innovative start-ups including community spaces, commercial co-working and satellite offices.
- Retain a strong pedestrian-focused core.
- Improve links to North Head and the former Manly Hospital site.

No.	Action	Time	Partner
26.1	Prepare a place plan for Manly and develop LEP and DCP controls to respond to LEP studies, thematic history study, West Esplanade heritage activation plan, destination management plan and night-time economy to balance competing uses	S	
26.2	Undertake a heritage review to identify and list buildings and conservation areas with heritage significance and review group listings as part of place planning	S	Heritage DPC
26.3	Facilitate the delivery of the transport projects identified in P19	S-L	TfNSW
26.4	Plan for future uses for the former Manly Hospital site	S	DPIE

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Priority 27

Mona Vale as the contemporary, urban heart of the north

Mona Vale has a local, coastal character with a village atmosphere. It sits at the end of the B-Line and is only a 10-minute walk from the beach. It supports community, residential, retail, commercial, educational and industrial uses as well as many open spaces, such as Village Park, Kitchener Park, Mona Vale Skate Park, Winnererremy Bay and publicly and privately owned golf courses.

Mona Vale services people living in the LGA's north, including Newport, Avalon and Palm Beach, and could be transitioned from a predominantly low density centre to a place that offers more diverse housing and job opportunities, especially catering to the ageing population.

Most commuters come to Mona Vale from other coastal suburbs by car. Extending the B-Line service to Newport, improving east-west bus services to Macquarie Park and strengthening the local bus network is essential.

Mona Vale has the highest number of people working from home compared to other areas in the Northern Beaches, which presents opportunities to support co-working and digital infrastructure that facilitates working from home.

The new creative space at Mona Vale (including a community gallery, teaching spaces and studios) will see the centre transition and adapt to the changing needs of the community.

Place planning for Mona Vale will revitalise public areas and focus on Mona Vale as a centre for people living in the north of the LGA.

Principles

- Support Mona Vale as an employment and service centre for people living in the north of the LGA.
- Revitalise and improve public areas, including potential for a civic heart in the Village Park and access to and connectivity between key sites in the strategic centre.
- Strengthen Mona Vale as a transport interchange by improving active and public transport connections to surrounding areas.
- Create appropriate interfaces at land use boundaries.
- Improve public transport to Macquarie Park and the Sydney CBD.
- Encourage infrastructure to support home based businesses including flexible work spaces, co-working and tele-conference.

No.	Action	Time	Partner
27.1	Prepare a place plan for Mona Vale and develop LEP and DCP controls to respond to LEP studies and support revitalisation of the centre	S	
27.2	Deliver a contemporary arts and creativity centre in Mona Vale	M	
27.3	Facilitate the delivery of the transport projects identified in P19	S-L	TfNSW

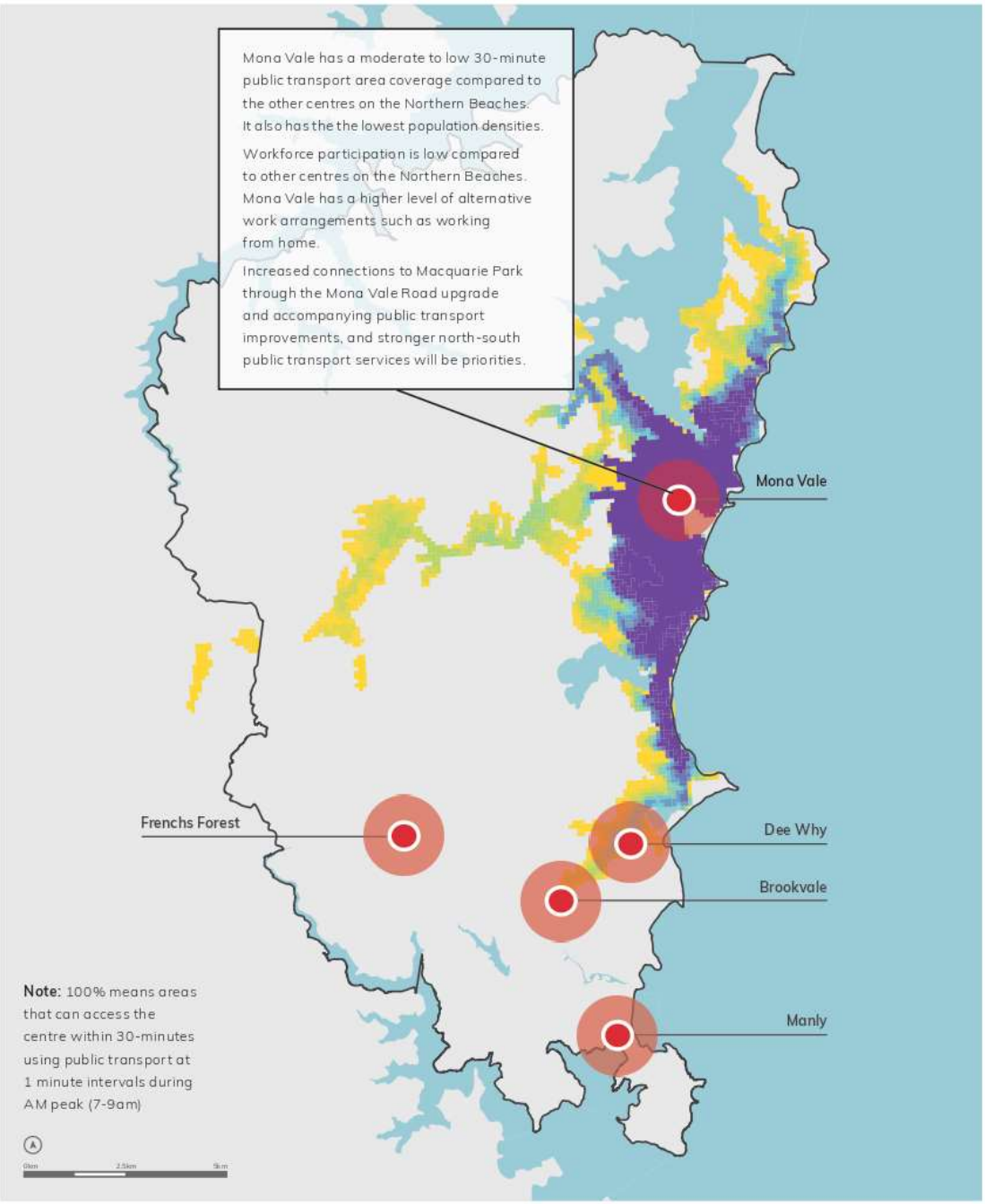
Figure 73
Illustrative map for Mona Vale strategic centre

Note: Areas designated for types of land uses are indicative and conceptual only. Refer to specific mapping, strategies and plans.

Pedestrian connections

Mona Vale Library

Map 30
Mona Vale strategic centre 30-minute catchment[29]



Legend

Accessibility – AM peak

- 1 - 10%
- 10 - 20%
- 20 - 30%
- 30 - 40%
- 40 - 50%
- 50 - 60%
- 60 - 70%
- 70 - 80%
- 80 - 90%
- 90 - 100%
- Strategic centre

Commuter bus stop, Mona Vale

Priority 28
Safeguarded employment lands

Industrial jobs make up 15% of local jobs. With the rise of online retailing, the value of employment lands for logistics close to residential areas is increasing. A new mix of businesses in the LGA's employment lands creates the risk of these areas becoming a catch-all for various uses. The right balance of businesses will protect the integrity of employment lands and avoid creative-led gentrification.

We define employment lands as lands zoned for industrial, business or similar purposes. These lands cater for a range of activities from major freight and logistics, heavy manufacturing, light industry to urban services and other creative uses. Business parks also cater for offices. The Greater Sydney Commission defines urban services as industries that enable the city to develop and its businesses and residents to operate, such as concrete batching, waste recycling and transfer, printing, car repairs, construction depots, and utilities (electricity, water, gas supply).

In the Metropolitan Rural Area (MRA) and future MRA investigation area, businesses include nurseries and landscape supplies as well as in the Austlink Business Park, Tepko Road Industrial Estate, Kimbriki and Belrose resource recovery centres, and telecommunications and electrical facilities (see P4). Mona Vale's marine industry cluster provides specialised services to the Australian east coast.

The North District has the lowest amount of industrial land in Greater Sydney and demand is growing. One-third of the District's industrial land (189 hectares) is in the Northern Beaches. Brookvale is the largest industrial precinct in the North District and makes up 46% of industrial land on the Northern Beaches[35].

Frenchs Forest Business Park is the fourth largest (developed) business park in Greater Sydney and makes up 54% of the 100 hectares of business park zoned land on the Northern Beaches[35].

As the population grows, there is increasing pressure to rezone employment lands, particularly at Brookvale and Mona Vale industrial precincts and Frenchs Forest Business Park. Some businesses can relocate to cheaper areas with fewer land use conflicts. Others, however, cannot – they rely on proximity to local populations or a nearby centre. While some of these industries do not always provide a higher number of jobs, they are essential for their operational role and function. For example, while the wholesale sector is not a major employer, it is the third-largest contributor to the local economy in terms of value-add ($1.1 billion)[36].

All industrial precincts in Northern Beaches LGA are fully developed with no development in the pipeline. While some of these industrial precincts are small, and only appear to be a small part of the industrial lands supply of the region, they are critical. Future planning must balance local needs, a transitioning economy and high-value industries. This requires businesses to capitalise on advanced manufacturing, automation, vertical warehousing and last-mile delivery models without sacrificing opportunities for value-added economic growth and employment outcomes.

The approach for managing industrial and urban services land, as identified in the *North District Plan*, is to 'retain and manage' industrial and urban services land in the Northern Beaches. No employment land will be rezoned for a higher purpose.

Figure 74
Spatial distribution of employment lands by district 2017[37]

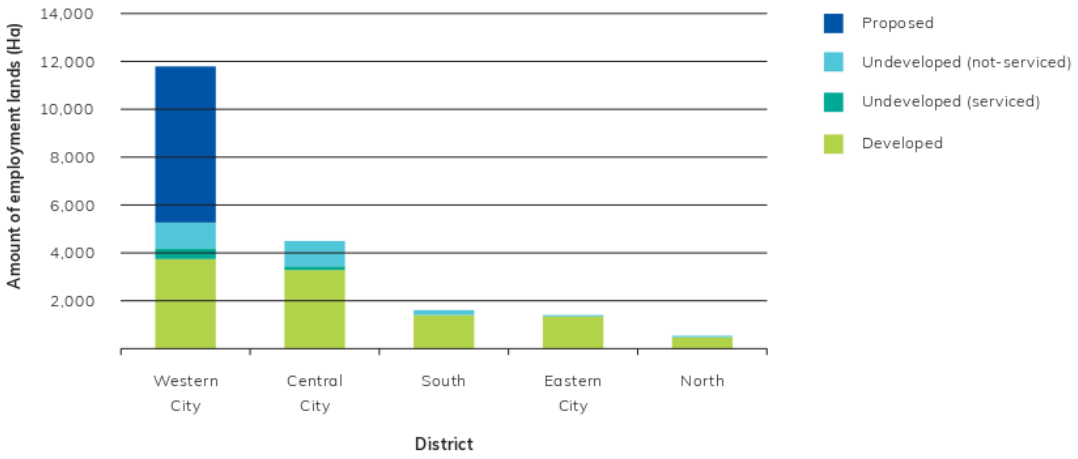


Figure 75
Historical spatial distribution of zoned employment lands by North District LGA 2017[37]

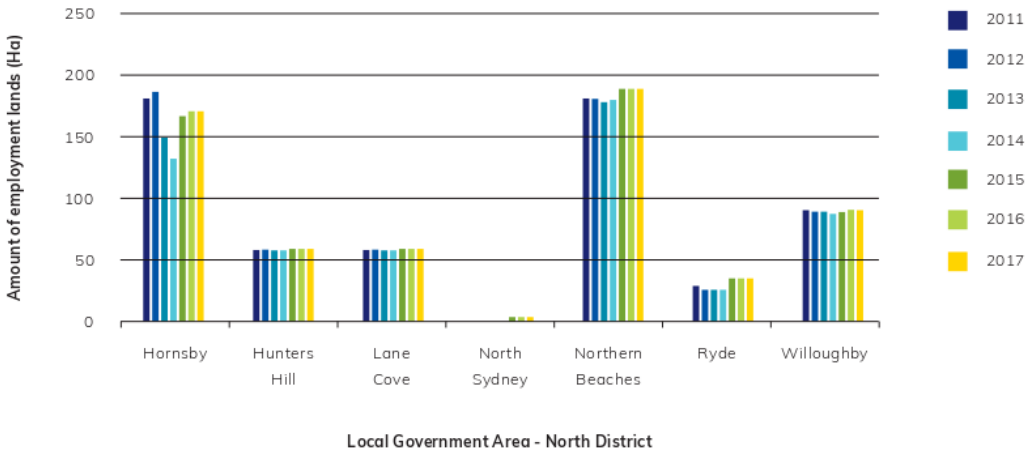
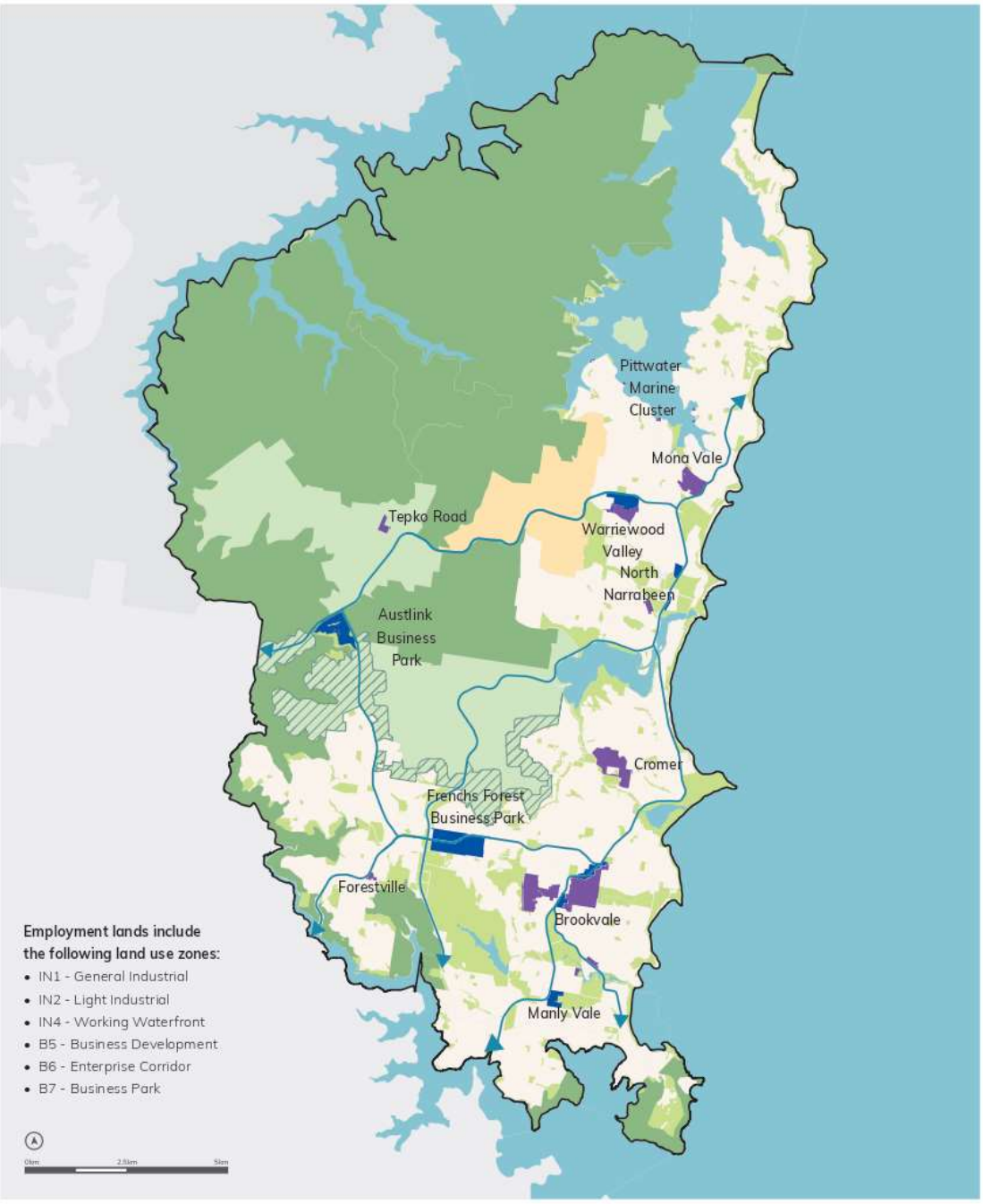


Figure 76
Importance of employment lands

Map 31
Northern Beaches employment lands



Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Future MRA investigation area
- Business zones
- Industrial zones
- Public transport and active travel connection

Principles

- Safeguard employment land from non-compatible uses, particularly residential and mixed-use development.
- Restrict subdivision and strata titling of industrial lots to prevent further fragmentation.
- Focus on economic outcomes that support the population rather than job numbers.
- Support industrial and urban services by managing the interface with adjoining land uses and ensuring residential development does not sterilise industrial or urban services uses.
- Support efficient use of land and built form that responds to changes in technology and innovation.

No.	Action	Time	Partner
28.1	Complete the strategic review of industrial and urban services land (part of the LEP employment study) and develop LEP and DCP controls to protect the integrity of employment land; address land use interfaces; ensure uses in employment lands or adjoining areas are compatible with existing uses; and facilitate innovative built form	I	GSC
28.2	Work with the Department of Planning, Infrastructure and Environment on the application of relevant State policies that allow residential and mixed-use development in employment lands, by developing a local approach to the provision of housing based on evidence in the local housing strategy	S	DPIE
28.3	Review and update the draft Brookvale Structure Plan to respond to the findings of the employment study and determine the right mix of industrial and urban services for the centre	M	

Priority 29
A thriving, sustainable tourism economy

The Northern Beaches is a valuable tourism asset for Greater Sydney, and more broadly NSW and Australia. The local tourism and hospitality sector contributes twice as many jobs to the Northern Beaches economy and double the revenue compared to the NSW average. Around 3 million people visit the Northern Beaches every year. Most of these are domestic visitors, and although international visitors account for only 35% of our visitors, they stay longer than the NSW average[38].

Northern Beaches tourism economy

- Accounts for 13% of the LGA's jobs for young people (three-quarters of workers are under 44)[39].
- Accounts for 9% of all industry sales[39].
- $500 million visitor expenditure into local economy[38].

Manly is the main tourism precinct on the Northern Beaches, voted the best beach in Australia by TripAdvisor for 2018 and 2019 and the Manly Ferry is listed as #3 'must do' in Sydney after Sydney Harbour Bridge and Sydney Opera House. Cruise ships also offer full or half-day excursions to Manly. Beyond Manly, tourism offerings are interspersed all the way up to Palm Beach, including Pittwater waterway and Ku-ring-gai National Park.

There are many attractions and destinations throughout the LGA, including a new 36-kilometre Coast Walk from Manly to Palm Beach that will connect to one of the world's greatest urban walks – an 80-kilometre walk between Bondi and Manly, a collaborative initiative between three levels of government.

Local heritage and culture play an important role in tourism, with many historic sites in the area, including Bantry Bay, the Quarantine Station at North Head and Barrenjoey Lighthouse at Barrenjoey Head.

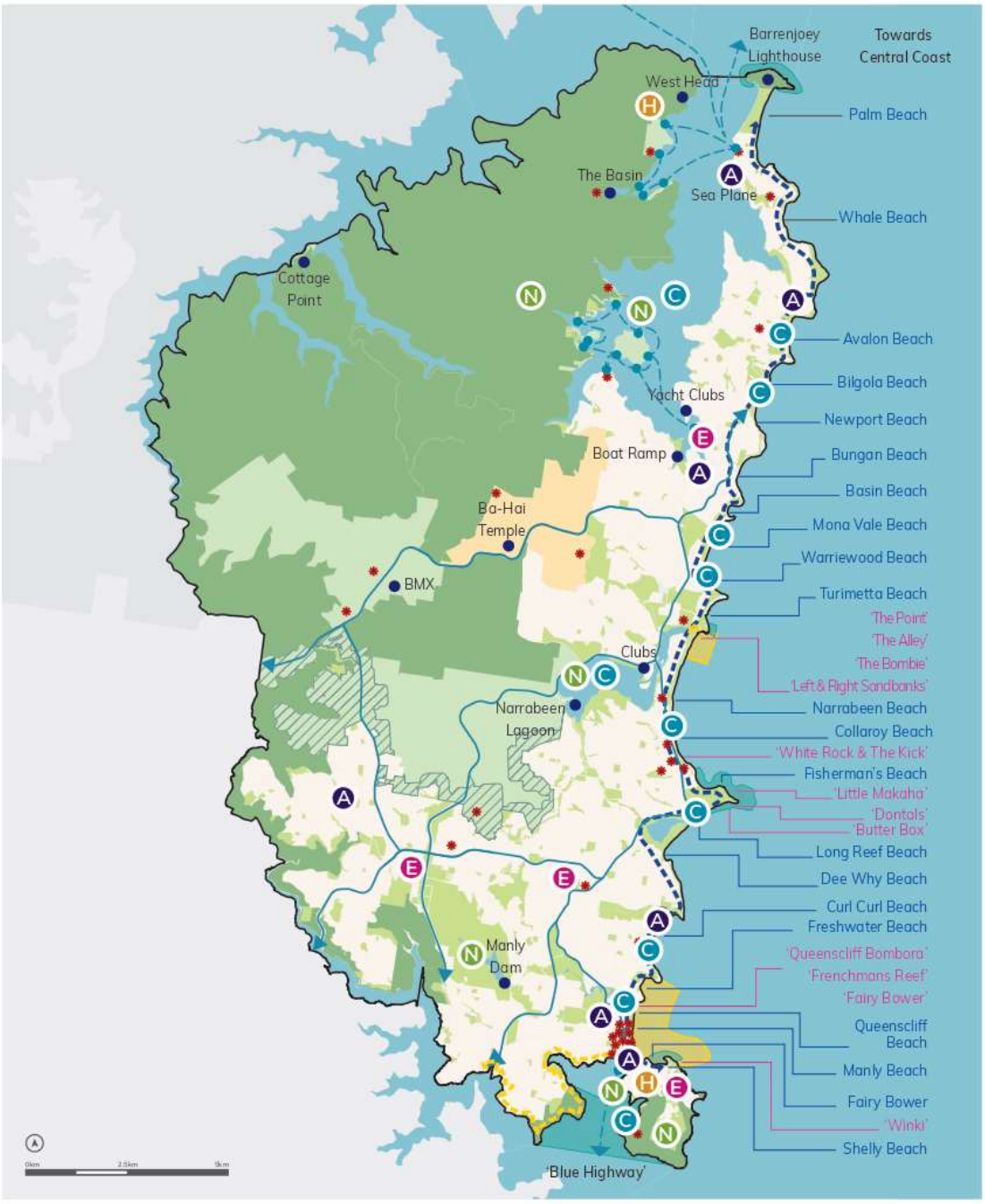
Tourist accommodation ranges from boutique style accommodation, large international hotels and backpacker accommodation in Manly through to a caravan park at Narrabeen, campgrounds at the Basin and cabins at Currawong on Pittwater. The shared economy (for example, Airbnb) has diversified offerings in terms of type and location.

Diversifying tourism offerings beyond Manly, Palm Beach and the beaches, and beyond the summer peak, will strengthen the tourism economy. Opportunities include diversifying accommodation offerings, such as eco-accommodation (glamping), nature-based tourism and experiences such as the Coast Walk, heritage and Aboriginal culture-based tourism. Continued amenity, vibrancy and safety improvements in centres, as well as a focus on night-time activities and artistic and cultural offerings, will enhance visitation beyond the coast. A destination management plan for the whole Northern Beaches will guide visitor economy development and growth.

Figure 77
Tourism experience themes
- Northern Beaches LGA[40]

Shelly Beach, Manly

Map 32
Northern Beaches tourism



Legend

- Urban area
- Non-urban
- Ingleside Growth Area
- Future MRA investigation area
- Urban coast culture
- Arts and creative industries
- Shared heritage
- Nature based tourism
- Events
- Points of interest
- Coast walk
- Bondi to Manly walk
- Public transport and active travel connection
- Ferry route
- Ferry stops
- Accommodation
- Beach
- Locally famous surf banks
- Surfing reserves
- Aquatic reserves

Towards 2040

Principles

- Enable a strong tourism economy while maintaining quality of life and protecting the environment.
- Ensure a range of well-designed tourist accommodation in appropriate locations.
- Promote and integrate coastal walks with centres, transport and accommodation.
- Support sustainable nature-based and Aboriginal culture-based tourism that respects the environment.
- Improve access and connectivity by air, land and sea, including wharves, ferry services and public transport north of Manly.

No.	Action	Time	Partner
29.1	Complete the destination management plan and employment study and use these to inform new LEP and DCP controls and planning processes to remove barriers to the tourism economy	I	*
29.2	Deliver and integrate the Coast Walk and 80km Bondi to Manly Walk with centres, public transport and accommodation	S	State agencies, councils
29.3	Build capacity within the tourism industry	O	**
29.4	Prepare a public transport plan to improve tourism connections and facilitate delivery of the transport projects identified in P19	S	TfNSW
29.5	Prepare an open space and recreation strategy and night-time economy strategy; implement the Arts and Creativity Strategy	S	
29.6	Prepare place plans that support the tourism economy; enhance visitor experiences; improve connections to the Coast Walk; and where relevant, address competing land uses	O	

* *Tourism Australia, Destination NSW, local tourism industry*
** *Tourism Australia, Destination NSW, NPWS*

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Priority 30
A diverse night-time economy

We define the night-time economy as economic activity between 5pm and 4am. It includes bars, clubs, events and restaurants, as well as services such as transport, supermarkets, childcare, gyms, training and education facilities.

In NSW, the night-time economy had a sales turnover of $38 billion in 2016-17 based on figures from food, drinks and entertainment business, and employment. It represents 8.5% of the economy in NSW and 26% of employment in Australia overall[41].

Manly is the only designated **late-night entertainment precinct** in the LGA.

Suburbs such as Forestville, Belrose, Narrabeen, Newport, Killarney Heights, Elanora Heights, Freshwater and Fairlight could be investigated for evening activities, while more diverse night-time offerings in places that will grow and change – like Dee Why, Brookvale or Frenchs Forest – is fundamental, especially to support shift workers at Northern Beaches Hospital.

The types of night-time activities are changing – from fast-casual dining, eat streets and pop-up food trucks to events, festivals and late-night shopping, or late-night gyms. Diversified night-time activities also avoid reliance on alcohol-focused businesses and can help to address anti-social behaviour in Manly, Mona Vale and Newport.

We will prepare a night-time economy strategy to manage the economy's sustainable growth while minimising potential land use conflict. This will create flexibility to maximise employment, turnover and tourism benefits while also delivering active and vibrant strategic and local centres. It will identify solutions to facilitate live entertainment, arts, creative and cultural opportunities in appropriate locations.

The strategy will address safety, late-night transport, noise and light pollution and consider established precincts like Manly, seasonal precincts in the northern end of the peninsula, emerging precincts in areas of transformation such as Dee Why and specialised precincts such as the microbrewery cluster at Brookvale. It will include location-specific solutions that cater for all age groups.

Figure 78
Night-time economy
- Northern Beaches LGA (2016-17)[41]

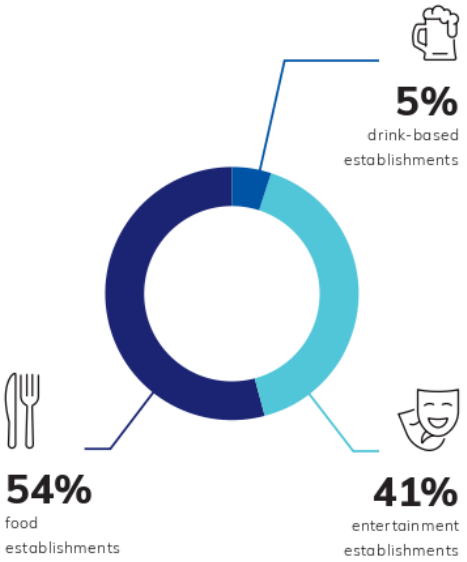
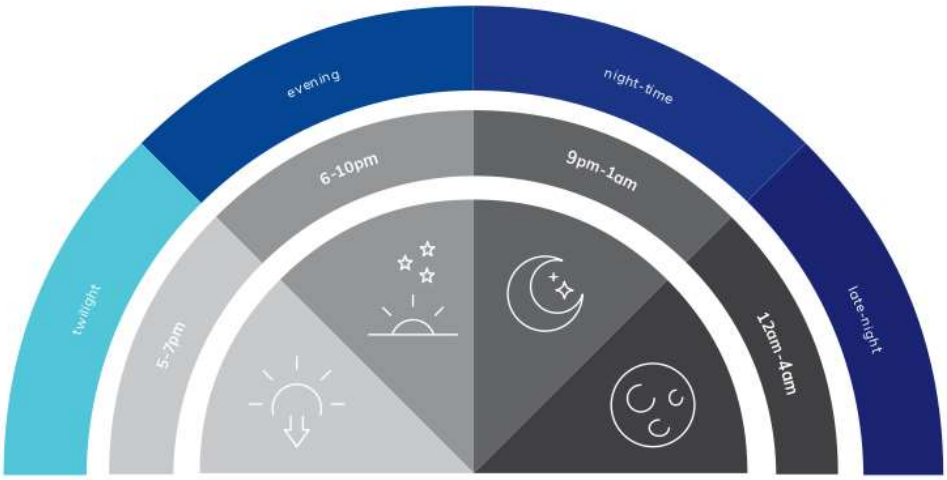


Figure 79
Night-time economy activity



Manly Market Lane

Manly Wharf

Manly Oval

Manly Market Lane

Map 33
Northern Beaches night-time economy

Legend

- Urban area
- Non-urban
- Future MRA investigation area
- Ingleside Growth Area
- Night time activity cluster
- Activity generator
- Major club
- Public transport and active travel connection
- Seasonal activity
- Potential investigation areas
- Designated late night entertainment precinct

Principles

- Broaden the range of night-time activities and locations.
- Minimise land use conflict and prevent more sensitive uses such as residential from sterilising night-time opportunities in centres.
- Improve late-night public transport to places with night-time activities.
- Increase trading hours for low-impact night-time activities that contribute to a diverse range of night-time activities in appropriate locations.
- Foster a diverse live music culture.

No.	Action	Time	Partner
30.1	Prepare a night-time economy strategy that responds to the employment study, economic development plan and destination management plan to broaden the range of night-time activities	S	*
30.2	Review late-night venue controls in Manly DCP and prepare new location-specific LEP and DCP controls that address late-night venues; the shift towards smaller venues; live music; change agent noise controls; safety; flexible trading hours; and barriers to night-time temporary uses, arts, cultural and creative uses	S	
30.3	Prepare place plans, precinct plans and activation plans that support social, practical and functional activities in the evening and night-time, including: a. Manly place plan to respond to alcohol-related violence, anti-social behaviour and tension between competing land uses b. Mona Vale place plan to respond to anti-social behaviour c. Frenchs Forest Planned Precinct to help meet the needs of shift workers at Northern Beaches Hospital	S	Local businesses
30.4	Prepare and implement a community safety plan to improve safety and community perceptions	S	*
30.5	Investigate mechanisms to manage and monitor the night-time economy such as reviewable conditions of consent and approval processes for events on community land and footway dining	S	
30.6	Prepare and implement a public transport plan that investigates improved late-night transport and facilitate delivery of the transport projects identified in P19	S-L	TfNSW

*NSW Police; Northern Beaches Liquor Accord; Liquor Gaming and Racing; Community Safety Committee.

Implementation

Immediate imperatives

- Local housing strategy; employment study; social infrastructure study; environment study; transport study.

Collaboration

- Collective action from all stakeholders, various levels of government and the private sector as identified throughout *Towards 2040*.
- Collaboration through inter-agency workshops; northern planners meetings; traffic committee meetings; and quarterly meetings with NSW Department of Planning, Industry and Environment.

Studies, strategies and plans

- New and updated studies, strategies, plans, guidelines, and policies, including place plans, will align with *Towards 2040*. Similarly, updates to *Towards 2040* will consider findings from new studies, strategies or plans.

Planning controls

- The new Northern Beaches LEP and DCP will align with *Towards 2040*.
- *Towards 2040* includes a number of actions to prepare new LEP and DCP controls. These will be addressed in our initial LEP and DCP, where possible. Where further work is required, it will be addressed in future amendments.
- Planning proposals to amend the LEP, prepared by Council or applicants, must accord with the *Environmental Planning and Assessment Act 1979*, including applicable Ministerial Directions (s9.1 directions).
- Planning proposals must include an assessment of whether they will give effect to *Towards 2040*. In making this assessment, the priorities and related principles must be considered together. It is not appropriate to justify a planning proposal based on a single element of *Towards 2040*.

Project delivery

- Capital works projects and actions that contribute to *Towards 2040* are outlined in the delivery program.

Funding and investment

- Actions in *Towards 2040* will be addressed in the four-year delivery program and implementation of the LGA-wide Section 7.12 plan, and Section 7.11 plans for Dee Why, Warriewood Valley and Frenchs Forest.

Monitoring and reporting

- Following adoption of *Towards 2040* by Council, baseline reporting will be established in August 2020 to align with end-of-term reporting for *Shape 2028*.
- Council will report on the actions of *Towards 2040* annually.
- Council will report against the *Towards 2040* measures and *Shape 2028* through the existing Integrated Planning and Reporting framework under the *Local Government Act 1993* every four years from 2024.
- Some measures identified in *Towards 2040* rely on Census data only available every five years. The next Census is due in 2021.

Review

- *Towards 2040* is a living document that will be updated as required and reviewed at least every seven years.

Community engagement

- The new Community Participation Plan sets out how the community can participate in the planning system, including future revisions to *Towards 2040*.

Figure 80
Broader policy framework

- Prepared and approved by NSW Government
- Prepared by the Greater Sydney Commission Approved by NSW Government
- Prepared by Council Approved by NSW Government
- Prepared and approved by Council

Measures

Direction	Measure

Landscape	• Maintain or improve waterway health
	• Maintain area of native vegetation on public and private land*
	• Maintain the Metropolitan Rural Area (MRA) and future MRA investigation area
	• Increase the urban tree canopy*
	• Trees planted public land:
	  ○ target 5,000 per year
	• Increase % of dwellings with access to open space*:
	  ○ target low-medium density dwellings within 400m of open space and high-density dwellings within 200m of open space
	• Increase availability of sports fields, including out of school hours

Efficiency	• Reduce carbon emissions for electricity, transport, waste and gas • Reduce drinking water use per person • Increase diversion of waste from landfill: ○ target 85% diversion by 2040 • Reduce waste generation rate per person
Resilience	• Increase actions implemented to address natural hazards • Maintain or increase resident satisfaction with management of local flooding • Maintain regional air quality* • Monitor the number of hot days (>35 degrees)* • Monitor urban heat*

Direction	Measure
Infrastructure and collaboration	• Increase % of dwellings within 30-minutes by public transport to a metropolitan or strategic centre* • Maintain or increase resident satisfaction with lobbying on behalf of the community

Themes: Sustainability · Infrastructure and collaboration · Liveability · Productivity

Direction	Measure
People	• Increase the number of people participating in tertiary education • Increase resident satisfaction with: o provision of childcare services o facilities and services for youth o facilities and services for older people o facilities and services for people with disabilities o community centres • Increase the number of public facilities and assets that are accessible • Increase community pride and connectedness: o community belonging o people to call on for assistance o quality of life living on the Northern Beaches • Increase resident satisfaction with: o arts and cultural facilities o community events and festivals
Housing	• Increase the number of dwellings: o target 3,400 additional dwellings by 2021 (medium and long term targets to be developed in the local housing strategy) o target 4,360 additional dwellings in Frenchs Forest by 2038 • Increase the diversity of new housing • Increase social housing and affordable rental housing: o target 10% affordable rental housing in planning proposals
Great places	• Increase resident satisfaction with keeping town centres and villages vibrant • Increase the number of heritage items and conservation areas

Direction	Measure
Connectivity	• Increase active and public transport patronage: o target 25% public transport by 2038 o target double active travel trips by 2038 • Increase % of dwellings within 800m of a public transport stop, with a scheduled service at least every 15 minutes between 7am and 7pm on a normal weekday • Reduce the proportion of space allocated to private vehicles in strategic centres
Jobs and skills	• Increase gross regional product • Increase or maintain job containment • Increase the number of businesses • Increase the number of jobs: o target 13,300 jobs in Frenchs Forest by 2036 o target 23,000-26,000 jobs in Brookvale-Dee Why by 2036 o target 6,000-6,500 jobs in Manly by 2036 o target 5,000-6,000 jobs in Mona Vale by 2036 • Maintain zoned employment lands • Monitor job distribution by type

*NSW Government data

Glossary

30-minute city is a planning concept for a city in which people can easily access the places they need to visit on a daily basis within 30 minutes travel (by public transport, walking or cycling) from where they live.

Active travel (transport) means trips by physical active means, like walking and cycling and other non-motorised vehicles.

Biodiversity offsets compensate for how development impacts biodiversity through the Biodiversity Offset Scheme.

Biodiversity stewardship sites (formerly known as biobanking) enable biodiversity credits to be traded and used as an offset against the impact of proposed development on biodiversity values.

Building Sustainability Index (BASIX) is a NSW Government scheme to regulate the energy and water efficiency of residential buildings.

Broad centre catchments are aggregations of ABS Statistical Areas Level 2 and have been used for reporting data in the demographic analysis.

Circular economy is an alternative to a traditional linear economy (make, use, dispose) in which we keep resources in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life.

Community hubs support co-location of a range of community facilities and services in a single location (for example, social services, community centres, libraries, recreational opportunities, customer service).

Community participation plan will make it clearer and easier for members of the community to understand how they can participate in planning decisions and addresses requirements for community participation that are set out in the EP&A Act.

Co-working spaces are shared workplaces that are used by professionals working in different knowledge related industries, often freelance and self-employed workers.

Demand management is systems, processes and activities that are aimed at efficiently allocating available capacity to meet demand including by influencing customers' choices about when, where and how they travel[28].

Development Control Plan (DCP) contains detailed planning and design controls that support the planning controls in a local environmental plan.

Economic corridor includes multi-LGA precincts with a high concentration of jobs, linking multiple centres.

Employment precincts (or hubs) are areas where jobs are located, including centres, industrial precincts and business parks.

Employment lands are lands zoned for industrial, business or similar purposes in planning instruments. For the Northern Beaches, they include the following land use zones: IN1 General Industrial, IN2 Light Industrial, IN4 Working Waterfront, B5 Business Development, B6 Enterprise Corridor, B7 Business Park.

Environmental Planning and Assessment Act 1979 (EP&A Act) institutes the system of environmental planning and assessment for NSW.

Freight hub is where deliveries can be consolidated for subsequent delivery into a centre either by foot or appropriate smaller vehicle to reduce the number of vehicles travelling into centres.

Freight includes goods or cargo transported by truck, light commercial vehicles (eg. vans and utes), cycle couriers, rail, aircraft or ship.

Green Star is an internationally recognised sustainability rating system, which provides independent verification of sustainable outcomes throughout the life cycle of the built environment.

Health and education precincts can form parts of centres and include major hospitals, universities and medical research institutions, and connect the community to health and education services. Northern Beaches contains a health and education precinct at Frenchs Forest.

Hop Skip and Jump Bus service is a free community bus service that operates in Manly.

Implied dwelling requirement is a measure of likely housing demand based on projected population growth and household information. This differs from market housing demand which relates to willingness/ability to buy or rent in the housing market.

Interment means the placement of human remains in the earth or in a mausoleum, crypt, vault, columbarium, niche wall or other structure designed for the placement of such remains. The term 'interment' applies to both cremated and uncremated remains.

LiDAR (Light Detection and Ranging) is an aerial surveying method that measures distance to a target by illuminating the target with laser light and measuring the reflected light with a sensor.

Local centres (also referred to as coastal and forest villages) provide day-to-day access to goods and services. Northern Beaches contains nine local centres - Avalon, Newport, Warriewood, Narrabeen, Belrose, Forestville, Manly Vale, Balgowlah and Freshwater.

Local environmental plan (LEP) guides planning decisions at the local level through zoning and development controls, which provide a framework for the way land can be used.

Local government area (LGA) is the Northern Beaches Council administrative boundary.

Low-carbon, high efficiency precinct focuses on reducing the carbon footprint through integrating energy, water, waste, transport and building efficiency, drawing on the National Carbon Offset Standard for Precincts.

Low Rise Medium Density Housing Code allows dual occupancies, manor houses and terraces to be carried out under a complying development approval if the proposal complies with all the relevant requirements in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Metropolitan Local Aboriginal Land Council (MLALC) was established to support the *Aboriginal Land Rights Act 1983* to improve, protect and foster the best interests of all Aboriginal people within the MLALC area and other people who are members of the MLALC.

Neighbourhood centres are small clusters of shops and services. They are often a strip of shops larger than a small neighbourhood centre and smaller than a local centre.

Ped shed is short for pedestrian shed, a method used to determine the walkability of neighbourhoods by measuring the actual distance walked, not the straight line distance.

Place-based infrastructure compact is a strategic planning model that looks holistically at a place to better align growth the provision of infrastructure and services.

Planned precincts are a collaborative planning process between the NSW Government and councils to coordinate jobs, housing and infrastructure. Frenchs Forest Phase One is a planned precinct.

Planning proposals are a request or intended effect of a proposed LEP or an amendment to an existing LEP.

Public domain includes places accessible to the public, either on public or private land, and includes open space, pedestrian access ways and features including building frontages and awnings over footpaths.

Section 7.11 Plan allows Council to levy a contribution for development under the EP&A Act that increases demand for public amenities and services to fund the provision of new or augmented public infrastructure.

Section 7.12 Plan allows Council to levy a contribution on new development under the EP&A Act based on the proposed cost of works.

Smart city is a concept for a city that incorporates information and communication technologies (ICT) to enhance services such as energy, transport and utilities and improve sustainability.

Social infrastructure includes hospitals, higher education institutions, open space, schools, emergency services, cultural facilities, GPs and medical centres, multipurpose facilities, libraries, local community facilities, childcare centres and preschools, arts and creative facilities.

Standard Instrument LEP is prescribed by the *Standard Instrument (Local Environmental Plan) Order 2006*, which aims to achieve a common format and content for all LEPs across NSW.

State Environmental Planning Policies (SEPPs) are legal planning instruments that set out controls for how land is to be used, they deal with matters of State or regional environmental planning significance.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes) facilitates the development and maintenance of affordable housing in NSW.

Strategic centres vary in size, location and mix of activities. They enable access to a range of goods, services and jobs. Northern Beaches contains five strategic centres – Frenchs Forest, Brookvale, Dee Why, Manly and Mona Vale.

Tertiary education is university, technical and other vocational education and training, or TAFE.

Urban hazards result from past and present urban activities such as noise, air pollution and soil contamination.

Urban intensification means increasing urban activity in an area, for example through housing or job growth, increasing density and increasing the amount of urban development.

Urban renewal area is an area identified for development opportunities and revitalisation.

Value-add represents the value that is added of each industry sector to a defined region.

Voluntary Planning Agreement (VPA) is a voluntary planning agreement between Council and a developer to deliver public benefits.

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Endnotes

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1. Adapted from Greater Sydney Commission (2018b)
2. Adapted from SGS Economics and Planning (2019c)
3. Economy .ID (2019b)
4. NSW Office of Environment and Heritage and NSW Environment Protection Authority (2017)
5. Jointly prepared by Northern Beaches Council and the Environment, Energy and Science Group of DPIE, supported by the NSW Government as part of the Marine Estate Management Strategy (2018-2028) water quality initiative
6. Adapted from Government Architect NSW (2017d)
7. Jointly prepared with Meridian Urban (2019)
8. Spatial data from Council's Geographical Information System and demographic data from Australian Bureau of Statistics (2016) Census for statistical areas that generally align with the MRA and future MRA investigation area
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19. Phillips KPA (2019)
20. Sydney North Primary Health Network (2018)
21. Cemeteries and Crematoria NSW (2017)
22. Aboriginal Heritage Office (2019)
23. Northern Beaches Council (2019g)
    Note: workforce data based on Australian Council for the Arts – based on Mackellar and Warringah electoral data (includes data from Mosman)
24. Adapted from Department of Planning and Environment (2019)
25. Northern Beaches Council (2018f)
26. Transport for NSW (2019)
27. Roads and Maritime Services (2019a)

28. Transport for NSW (2018)

29. Adapted from SGS Economics and Planning (2019a)

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32. Adapted from Transport for NSW (2018)

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41. Council of Capital City Lord Mayors (2016-17)

*Images within P2 credits: B. Fallowfield, E. Griffin, K. King, J. Taylor, and K. Watson and P8: J. Grainger

Versions

Date	Version	Event
24 September 2019	V1	Public exhibition draft
22 January 2020	V2	GSC Assurance draft including updates from public exhibition
25 February 2020	V3	Council meeting draft including updates from GSC Assurance

Towards 2040

Local Strategic Planning Statement 2020

northern beaches council

Find out more at
northernbeaches.nsw.gov.au

Attachment 2 - Exhibited draft Towards 2040 (September 2019) with track changes

A4 document and comments with sequence numbers on separate pages

Towards 2040

Draft Local Strategic Planning Statement

A 20 year land-use vision for the **Northern Beaches**

September 2019

northern beaches council

Summary of Comments on 2020 026069 Mark-ups to LSPS - Consolidated comments and amendments version.PDF

Page: 1

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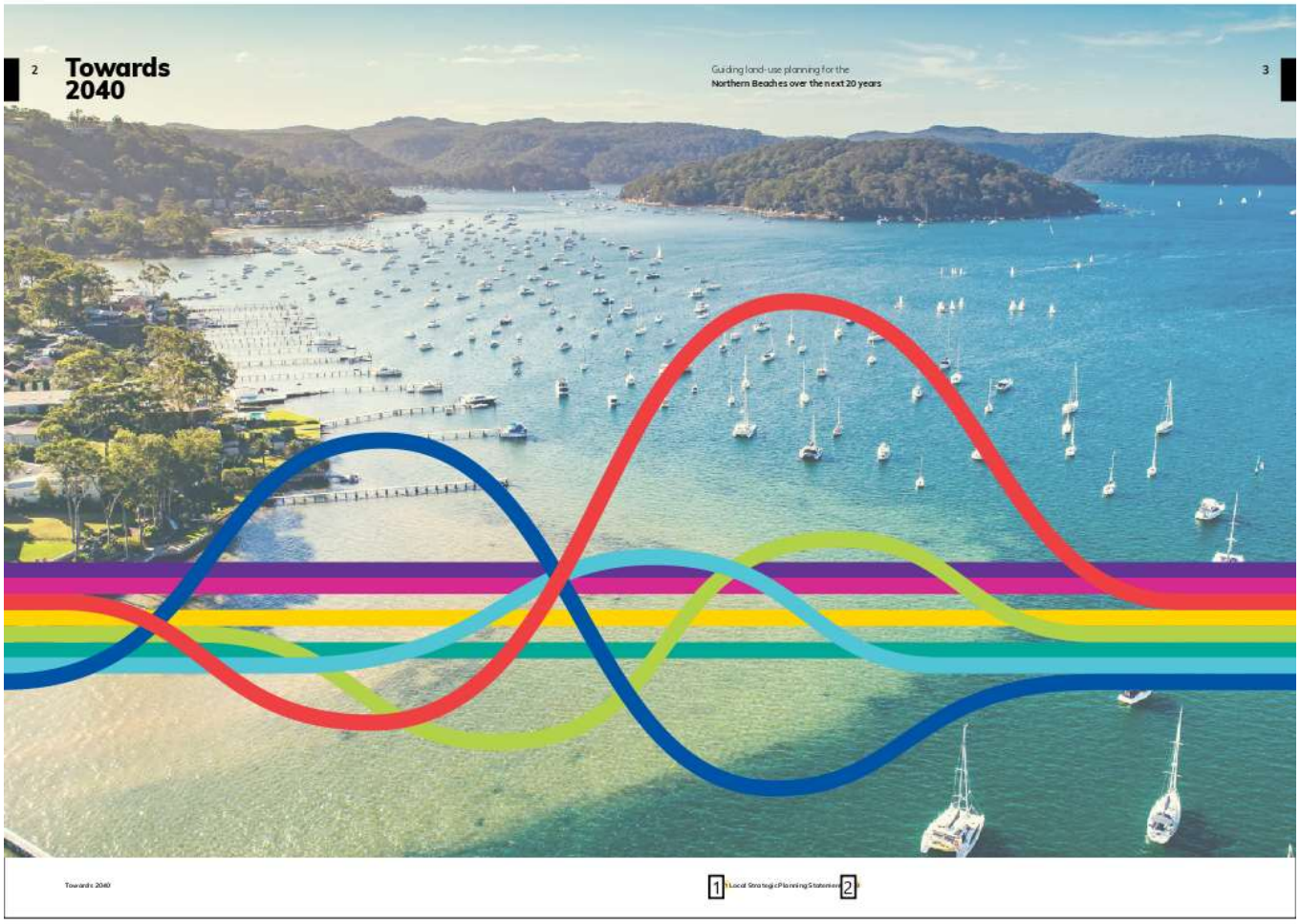
Update date:
February 2020


2
Towards 2040
Guiding land-use planning for the
Northern Beaches over the next 20 years
3
Towards 2040
1 Local Strategic Planning Statement 2

Page: 2

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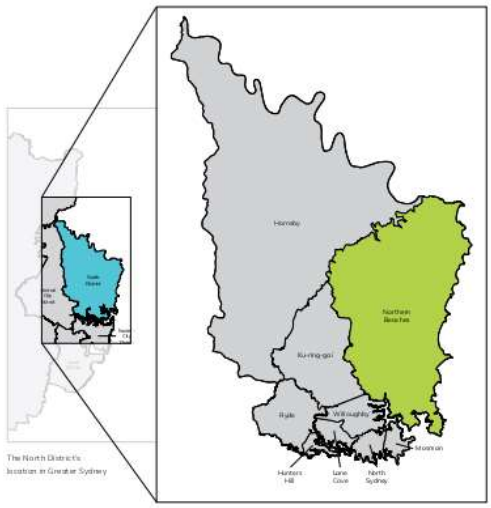
Number: 2 Author: coullr Subject: Highlight Date: 22/01/2020 11:00:17 AM
Update date:
Change '2019' to '2020' in all footers

Disclaimer

While every reasonable effort has been made to ensure this document is correct at the time of printing, Northern Beaches Council disclaims any and all liability to any person in respect of anything or the consequence of anything done or omitted to be done in reliance upon the whole or any part of this document.

Figure 1
Metropolitan context of the Northern Beaches[1]



The Northern Beaches location in the North District

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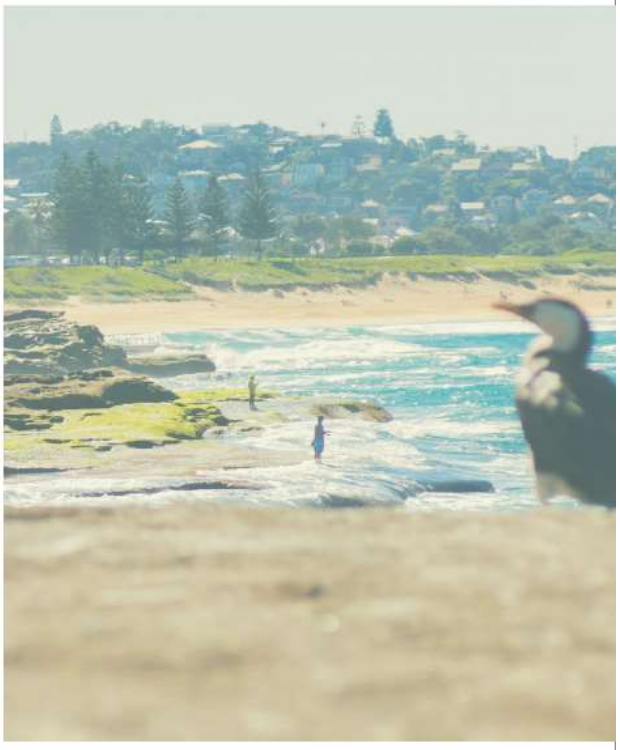

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Number: 5 Author: Suzy.Lawrence Subject: Highlight Date: 22/01/2020 11:03:54 AM
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Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 11:24:13 AM
Update all page number references in table of contents

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Amend P14 title: A community enriched through the arts and connected through creativity

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 1:43:19 PM
Amend P8 title: Adapted to the impacts of natural and urban hazards and climate change

Towards 2040

We acknowledge the traditional owners of this land and elders past and present. We recognise Aboriginal people as the original custodians of the Northern Beaches.

Mayor's Message

Like the rest of Greater Sydney, the Northern Beaches is growing. By current trends, an extra 39,000 people will call the Northern Beaches home over the next 20 years.

This is its local strategic planning statement – Towards 2040 – is our commitment to making the Northern Beaches an even better place to live in 20 years from now.

Towards 2040 is our roadmap for sustainably managing how we evolve and grow. Change is inevitable. Towards 2040 allows us to influence how it happens and plan for it responsibly.

It will help us manage future development that is true to our community's vision and in keeping with our lifestyle, environment, local character and community needs.

Towards 2040 underpins our promise to the community in Council's Community Strategic Plan, Shape 2028, to "effectively plan for future growth by balancing regional priorities with local values". We'll review this statement at least every seven years, allowing us to refine our plans and respond to our growing community along the way.

We will always keep looking ahead to address the numerous priorities we have identified in terms of housing, infrastructure, transport and connectivity, heritage, local character, community facilities and services, great places, open space, climate change and the environment.

I am grateful to the hundreds of community members who attended workshops and focus groups, completed surveys and continued the conversations we started with Shape 2028 about the future of the Northern Beaches.

We now have a living document that will evolve as our community does. Your input has been critical and will continue to be. I look forward to sharing the journey ahead with you.

Michael Regan
Mayor

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Aboriginal culture is integral to our understanding of belonging, community and care of the land.

About Towards 2040

Towards 2040 is Northern Beaches Council's local strategic planning statement. It guides land use planning for the Northern Beaches over the next 20 years.

Towards 2040 has been prepared in accordance with the requirements of Section 3.9 of the *Environmental Planning and Assessment Act 1979*. It will inform the development of Council's new Local Environmental Plan (LEP) and Development Control Plan (DCP), broader Council policies and strategies, and the assessment of planning proposals for changes to Council's planning controls.

Towards 2040 reflects local values and aspirations, building on the 10-year vision set out in the Community Strategic Plan, Shape 2028. It applies to the whole Northern Beaches Local Government Area (LGA).

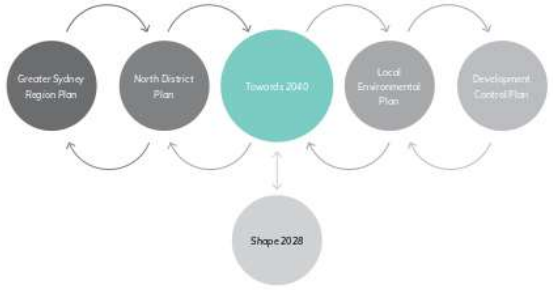
Towards 2040 includes:

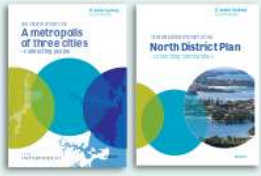
- a 20-year vision
- planning priorities that guide local land use planning
- principles that underpin planning priorities and actions
- actions we will take to help achieve the priorities
- measures of success and an implementation program to determine whether priorities have been achieved.

Towards 2040 aligns with the North District Plan and Greater Sydney Region Plan and acts as the bridge between strategic land use planning at the district level and local statutory planning. Towards 2040 will be reviewed and updated at least every seven years.

While Towards 2040 is a 20-year plan it draws on data projections from the 2016 ABS Census, which are to 2036 only.

Figure 2
Strategic planning framework





The strategic plans that guide the direction for Greater Sydney and the North District

Evidence base provided by technical studies, strategies and plans

Community engagement including surveys, strategic reference group workshops and focus groups

Page: 6

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and stakeholder engagement

How to read this plan

Local context
- sets out the local strategic planning context for the Northern Beaches

Local vision and structure plan
- outlines our local strategic planning vision for the Northern Beaches

Four themes
- shape the plan based on the influences for the Northern Beaches and North District: sustainability, infrastructure and collaboration, liveability and productivity

Directions
- structure Towards 2040's priorities, principles and actions: landscape, efficiency, resilience, infrastructure and collaboration, people, housing, great places, connectivity, jobs and skills

Planning priorities
- establish focus areas to progress the Greater Sydney Region Plan and North District Plan as they apply to the Northern Beaches LGA
- help achieve the local and district vision
- are not ordered in priority, as many relate to one another, requiring Towards 2040 to be read in full

Principles
- are the objectives that underpin the planning priorities

Actions
- represent initiatives and projects that specify how we will achieve the planning priority
- are set against timeframes and the agencies we will partner with or that are responsible for implementation

Measures
- indicate how we will monitor progress towards the directions and planning priorities

Implementation
- sets out how Towards 2040 will be implemented, monitored, reported and integrated with other Council strategies

Broader planning framework

The priorities, principles and actions are in addition to those in the Greater Sydney Region Plan and North District Plan. Current legislation and NSW Government-endorsed policies will also apply to projects and initiatives.

Acronyms

Acronyms	Name
AHO	Aboriginal Heritage Office
CHP	Community Housing Provider
DCJ	NSW Department of Communities and Justice
DOE	NSW Department of Education
DPIE	NSW Department of Planning, Infrastructure and Environment
GA	Government Architect NSW
GBCA	Green Building Council of Australia
GSC	Greater Sydney Commission
Heritage DPC	Heritage - the Department of Premier and Cabinet
MLALC	Metropolitan Local Aboriginal Land Council
NSROC	Northern Sydney Regional Organisation of Councils with members: Hunter's Hill; Hornsby Shire; Ku-ring-gai; Lane Cove; Mosman; North Sydney; City of Ryde and Willoughby
NSWALC	NSW Aboriginal Land Council
NSWH	NSW Health
NPWS	National Parks and Wildlife Services
2 S	NSW Roads and Maritime Services
SNPHN	Sydney North Primary Health Network
TfNSW	Transport for NSW

Acronyms	Timing
I	Immediate imperative
S	1 - 5 year
M	6 - 10 year
L	11+ year
O	Ongoing

1

Page: 7

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Add acronyms:
- ALIA: Australian Library Information Association
- DCP: Development Control Plan
- DPI Fisheries: Department of Primary Industries - Fisheries
- EPA: NSW Environment Protection Authority
- LEP: Local Environmental Plan
- NSLHD: Northern Sydney Local Health District
- NSW RFS: NSW Rural Fire Service
- SL: State Library NSW
- SLSC: Surf Life Saving Clubs

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Strategic context

We expect that by 2036, more than 292,000 residents will call the Northern Beaches home. Demographic trends and projections influence planning for housing, jobs, infrastructure, facilities and other services.

The community

The Northern Beaches' population increase of around 39,000 people over the next 20 years represents 3% of Greater Sydney's growth. The population today is older than the Greater Sydney average and we expect this trend to continue. The LGA also has a distinctly lower proportion of young adults compared to Greater Sydney. This could change, provided we can address the outflow of young adults to other areas.

More than 65% of people are of European ancestry and 20% of Australian ancestry. Just half a per cent of the population identify as being of Aboriginal and/or Torres Strait Islander descent. The most multicultural suburbs are Dee Why-North Curl Curl, Beacon Hill-Narraweena and Forestville-Killarney Heights. Most of the LGA is relatively advantaged, with small pockets of disadvantage around Narraweena and Dee Why.

The environment

The Northern Beaches LGA encompasses 254km² and includes urban and natural environments that support an extensive diversity of plants, animals and microorganisms.

A mix of creeks, wetlands, lagoons, estuaries, groundwater and constructed waterways flow into coastal lagoons, beaches or into Sydney Harbour, the Hawkesbury River and Pittwater. The open coast spans over 80 kilometres, with 24 ocean beaches, aquatic reserves, intertidal protection areas and two national surfing reserves. Approximately 15,500 hectares of bushland is located in national parks, Council-managed reserves, NSW Government owned land, schools, golf courses and in private ownership.

The LGA boasts one of the highest urban tree canopy coverages in Greater Sydney and a diversity of open space. It includes scenic and cultural landscapes that form part of the local identity and support the local economy.

Figure 3
Population - Northern Beaches LGA (2016)

Figure 4
Environment - Northern Beaches LGA

The Metropolitan Rural Area provides a buffer to surrounding national parks, supporting environmental conservation, Aboriginal heritage and culture, rural and employment uses and critical infrastructure.

The LGA is particularly vulnerable to natural hazards including bushfire, flooding, landslip, coastal erosion and storms. As the climate changes, exposure to natural hazards such as heatwaves, heavy rainfall, severe bushfire conditions, storm surges, sea-level rise and flooding will increase. Efforts to increase resilience in the community and natural and built environments are needed along with measures to reduce carbon emissions and increase efficiencies in managing energy, water and waste.

Housing

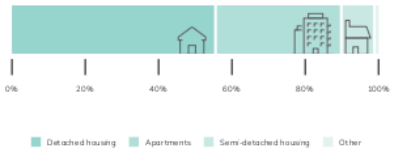
The majority of the LGA's approximately 101,500 dwellings are detached dwellings (around 56% of all dwellings). Based on projected population growth, we need to plan for an additional 8,265 dwellings over the next 20 years. This rate of growth is not extraordinary, representing a similar rate of growth to recent years.

Our five-year housing target (2016-2021) under the *North District Plan* is 3,400 new dwellings. This is likely to be achieved in existing areas, with Warriewood-Mona Vale, Dee Why-North Curl Curl and Narrabeen-Collaroy accommodating most new housing in recent years.

People mainly live along the coast, shaped by access provided by Pittwater Road and reflecting a car-dependent community with limited public transport. Higher density apartment living is more prevalent in places like Dee Why-North Curl Curl, Manly-Fairlight, Freshwater-Brookvale and Narrabeen-Collaroy. In comparison, the provision of detached dwellings is greatest around Frenchs Forest and Mona Vale with semi-detached dwellings the greatest in Warriewood-Mona Vale and Balgowlah-Clontarf-Seaforth.

Most households (38%) are couples with children. Single-person and group households are generally located in areas with apartments, good connectivity and higher migration rates.

Figure 5
Housing types - Northern Beaches LGA 2016



101,500
homes (2016)

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Area (MRA) and future MRA investigation area

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growth (from 253,000 to 292,000).

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114 Km2 National parks

Number: 10 Author: Suzy.Lawrence Subject: Highlight Date: 20/01/2020 3:59:29 PM
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1,460 Native plant species

Figure 6
Household composition
- Northern Beaches LGA 2016

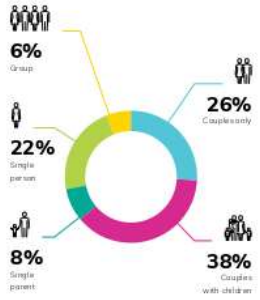


Figure 7
Housing target and estimated demand
- Northern Beaches LGA[4]

Centres and places

Under the North District Plan, the LGA contains four strategic centres: Brookvale-Dee Why, Mona Vale, Manly and Frenchs Forest. Brookvale and Dee Why each has distinct characteristics and function as separate, yet complementary places. We identify them as separate centres in Towards 2040. 1

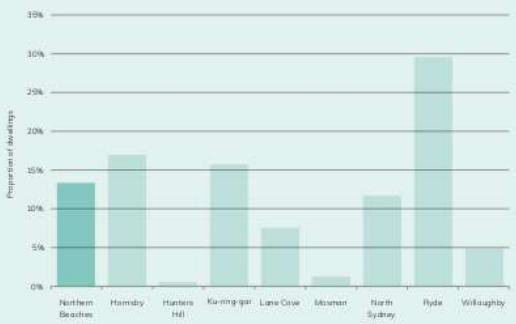
Mona Vale serves people in the northern end of the peninsula. With mainly low density development, it is well connected to the south via the B-Line, although access to and from other areas in the north and west is limited.

Manly is the most compact centre, with the highest concentration of social infrastructure, and good connections to the Sydney CBD via ferry. Access to other lower Northern Beaches suburbs is limited.

Frenchs Forest will transition to a health and education precinct as the Frenchs Forest Hospital Structure Plan is implemented.

The LGA also includes nine local centres - Avalon, Newport, Warriewood, Narrabeen, Belrose, Forestville, Manly Vale, Balgowlah and Freshwater - along with neighbourhood or smaller neighbourhood centres such as Seaforth, Narraweena, Bilgola, Collaroy, Allambie Heights and Palm Beach.

Figure 8
Five-year housing targets (2016-21) by LGA - proportion of North District target[1]



Glen Street Theatre

Page: 9

Number: 1 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:44:26 PM

Add text:
Brookvale is an employment-based centre, supporting one-third of the LGA's jobs. Dee Why is a mixed use centre supporting higher density living.

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 1:50:22 PM

Amend infographic:
+8,347

Figure 9
Northern Beaches strategic centres context

Frenchs Forest

- Undergoing transformation with Northern Beaches Hospital.
- Future housing and jobs growth.
- 9,000+ jobs.
- Particularly high car use.
- Highest number of workers coming in from outside LGA.
- High proportion of knowledge-intensive workers.

Brookvale

- Employment-based centre comprising a mix of industrial, retail and business.
- Most accessible centre in the LGA (based on people who can get to it in 30 minutes by public transport).
- 20,000+ jobs (including Dee Why).
- Largest employment precinct - one third of LGA's jobs.

Dee Why

- Mixed centre comprising business, community and residential uses with a focus on civic functions.
- Largest concentration of high density living, accommodating much of the LGA's recent housing growth.

Manly

- Mixed centre comprising cultural, tourism, retail, entertainment, residential and employment uses.
- Higher density housing, more compact and least car dependent.
- Younger population base – mostly working age.
- High proportion of knowledge-intensive workers and jobs, accommodating much of the LGA's recent job growth.
- 5,000+ jobs.

Mona Vale

- Employment and service centre for people living in the north of the LGA.
- 4,000+ jobs.
- Local coastal character with village atmosphere.
- High number of people with alternative working arrangements.
- A higher proportion of older people.
- Particularly high car use.

The economy

The Northern Beaches economy has an estimated value of $16.3 billion, representing 2.9% of Gross State Product. It is the sixth-largest regional economy in NSW[1]. Most of the LGA's 82,700 jobs are in the strategic centres of Manly, Brookvale-Dee Why, Frenchs Forest and Mona Vale. Brookvale-Dee Why is the largest employment hub in the LGA, with a mix of industry types.

Just over half of Northern Beaches residents work locally (self-containment) and more than three-quarters of local jobs are filled by people living in the LGA (self-sufficiency). However, a growing gap between job types and local skills may see more people travelling in and out of the LGA for work.

Most of the LGA's jobs are in the knowledge-intensive and population-serving sectors, and the most common occupations of local residents are in the professionals and managers categories. Beacon Hill-Narraweena and Dee Why-North Curl Curl have higher ratios of industrial workers whereas suburbs with major retail outlets like Warriewood-Mona Vale and Freshwater-Brookvale have higher numbers of retail workers.

Two-thirds of residents travel to work by car and only a fifth travel by public transport. Five per cent ride or walk to work.

Figure 10
Economy - Northern Beaches LGA 2016

82,700 jobs

32,700 businesses

130,000 employed residents

Figure 11
Jobs by industry
- Northern Beaches LGA 2016

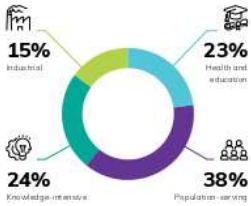


Figure 12
Journey to work by mode of transport
- Northern Beaches LGA 2016

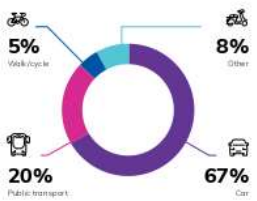


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Figure 13
Skills of local workforce
- Northern Beaches LGA 2016

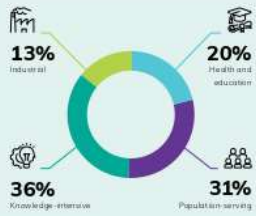


Figure 14
Employment self-containment
- Northern Beaches LGA 2016

Figure 15
Employment self-containment
- Northern Beaches strategic centres 2016

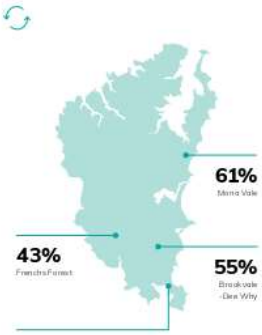
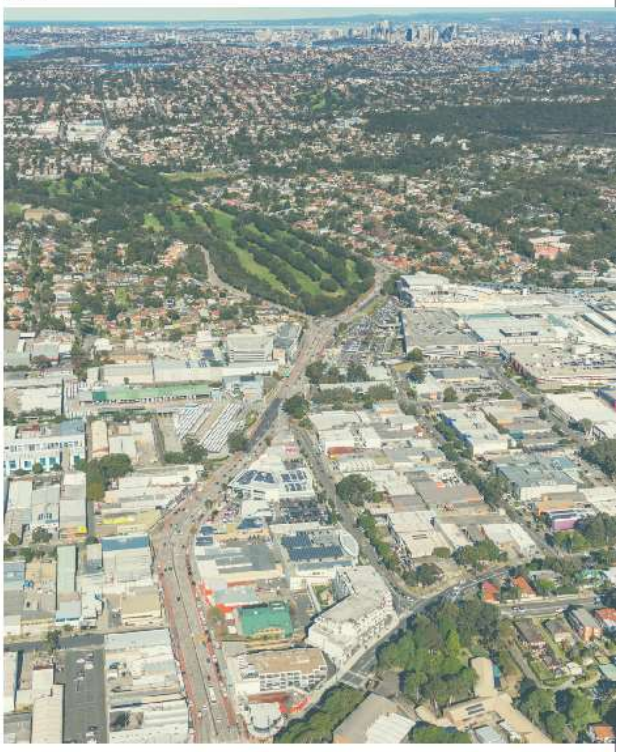


Figure 16
Snapshot - key planning challenges for the Northern Beaches

Brookvale



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1 In 2040, the Northern Beaches has a stunning coastal and bushland environment, an enriched and contemporary coastal character and better connections to the North District and the rest of Greater Sydney. The natural environment is healthy and protected and highly valued by residents and visitors alike. There is a range of housing to accommodate the whole community and we continue to pursue design excellence and sustainability outcomes in built forms. It offers a thriving local economy and a sustainable mix of employment and industrial lands and vibrant and enlivened centres. The healthy and active community can easily access artistic, creative, sporting and recreational opportunities and the services and facilities that support their health and wellbeing.

Frenchs Forest is a low-carbon, high-efficiency health and education precinct with a vibrant town centre, anchored by the Northern Beaches Hospital, a high school, and state-of-the-art recreation and community facilities. By the coast, Dee Why contains a vibrant mix of business, community, civic and residential uses with new streets, parks and laneways and pedestrianised areas connecting the centre to the beach. Brookvale is an employment and innovation hub and Manly remains one of Sydney's top tourist destinations with a healthy night-time economy. Mona Vale is the urban heart of the northern peninsula's natural and coastal areas with a cosmopolitan coastal local character.

Four fast, frequent public transport corridors connect Frenchs Forest, Brookvale, Dee Why, Mona Vale and Manly to the Eastern Economic Corridor and the rest of Greater Sydney. Innovative and emerging transport technology, such as electric cars and autonomous vehicles, are part of the broader transport network, and with safe and convenient walking and cycling paths, more people choose to live without a car.

People live and work close to transport, making it easier for them to reach more services and opportunities within 30 minutes. New developments respond to local character, heritage and the natural environment. A diverse mix of affordable and innovative housing gives residents more choice, creating more inclusive neighbourhoods that connect people across generations.

4 Council champions sustainable built environments, an extensive urban tree canopy, 5 coverage, and cool green urban areas. We genuinely collaborate with Aboriginal communities and we value and celebrate the area's cultural diversity and work to ensure all people are included.

The environment and community are resilient to urban and natural hazards and climate change, in part by avoiding development in rural and remote areas or areas that present risks to life and property.

2 The healthy and active community can easily access artistic, creative, sporting and recreational opportunities and the services and facilities that support their health and wellbeing. Our local places are welcoming to all people, regardless of their age or ability.

3 People are engaged in planning and decision-making, leading to better places and spaces that are familiar and friendly, helping people to feel they belong.

Figure 17
Illustrative concept of the Towards 2040 vision

Page: 12

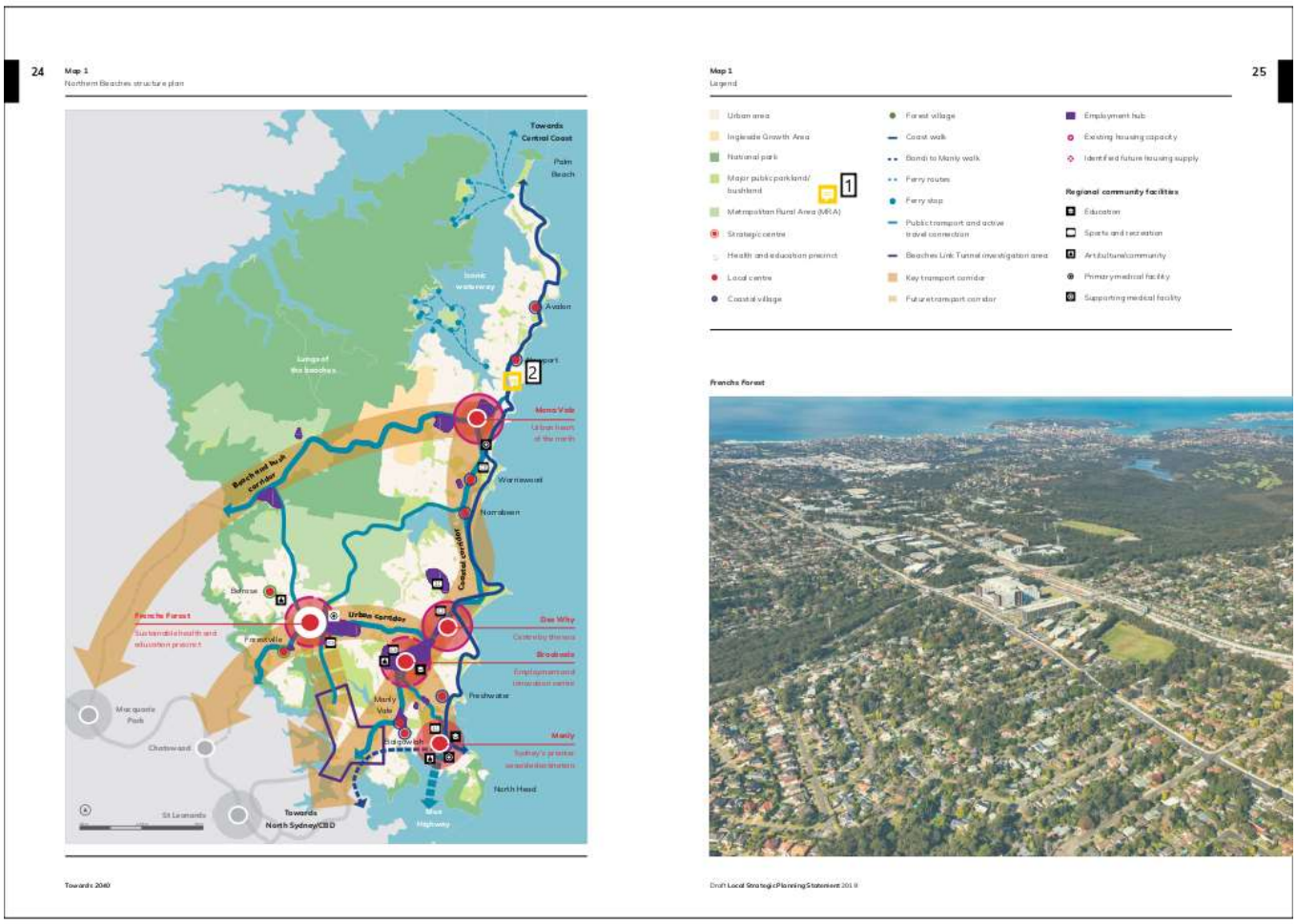
Number: 1 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 2:42:30 PM
Move 'vision' header up out of text box (as it applies to text on both pages)

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 11:30:03 AM
Delete text (repetition of text in coloured text box)

Number: 3 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:40:30 PM
Amend text order:
Join these two paragraphs

Number: 4 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:40:52 PM
Amend text order:
Move to new paragraph below 'people are included'

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 11:30:55 AM
Delete text


24
Map 1
Northern Beaches structure plan
Towards Central Coast
Palm Beach
Avalon
Mona Vale
Warriewood
Narrabeen
Beacon Hill bus corridor
Lungs of the beaches
Frenchs Forest
Urban Corridor
Dee Why
Brookvale
Freshwater
Manly Vale
Manly
North Head
Macquarie Park
Chatswood
St Leonards
Towards North Sydney/CBD
Towards 2040
Map 1
Legend
25
Urban area
Ingleside Growth Area
National park
Major public parkland/ bushland
Metropolitan Rural Area (MRA)
Strategic centre
Health and education precinct
Local centre
Coastal village
Forest village
Coast walk
Bondi to Manly walk
Ferry routes
Ferry stop
Public transport and active travel connection
Beaches Link Tunnel investigation area
Key transport corridor
Future transport corridor
Employment hub
Existing housing capacity
Identified future housing supply
Regional community facilities
Education
Sports and recreation
Art/cultural/community
Primary medical facility
Supporting medical facility
Frenchs Forest
Draft Local Strategic Planning Statement 2019

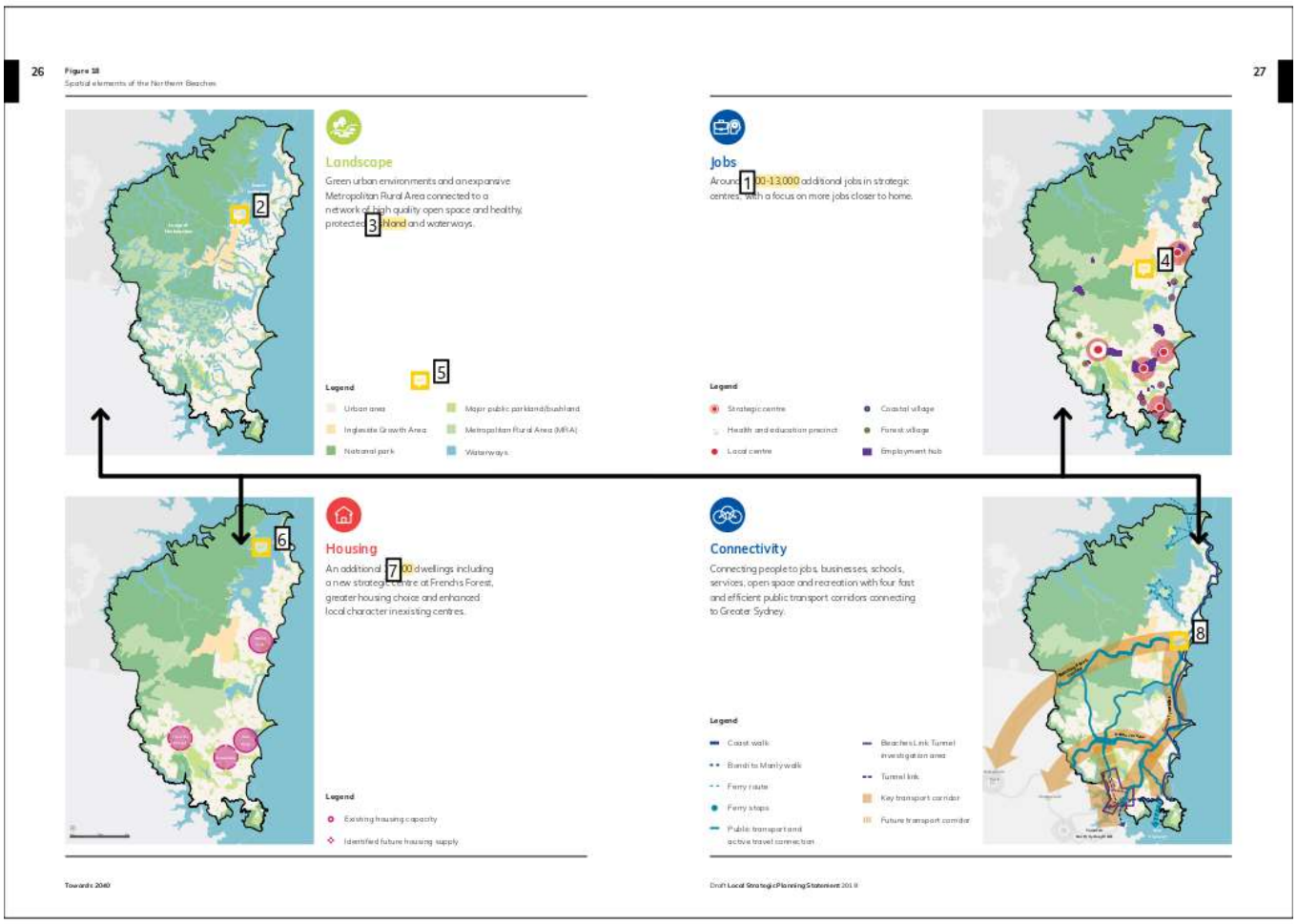
Page: 13

Number: 1 Author: coullr Subject: Sticky Note Date: 11/02/2020 11:31:44 AM

Amend map legend:
- Future MRA investigation area
- Future B-Line link to Newport

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:44:47 PM

Amend map:
- New MRA layer
- Show future transport corridor line between Mona Vale and Newport
- Extend Beaches Link Tunnel investigation area along Wakehurst Parkway to Frenchs Forest


26
Figure 18
Spatial elements of the Northern Beaches
27
Landscape
Green urban environments and an expansive Metropolitan Rural Area connected to a network of high quality open space and healthy, protected bushland and waterways.
Legend
Urban area
Inglewood Growth Area
National park
Major public parkland/bushland
Metropolitan Rural Area (MRA)
Waterways
Jobs
Around 10-13,000 additional jobs in strategic centres, with a focus on more jobs closer to home.
Legend
Strategic centre
Health and education precinct
Local centre
Coastal village
Forest village
Employment hub
Housing
An additional 7,000 dwellings including a new strategic centre at French's Forest, greater housing choice and enhanced local character in existing centres.
Legend
Existing housing capacity
Identified future housing supply
Connectivity
Connecting people to jobs, businesses, schools, services, open space and recreation with four fast and efficient public transport corridors connecting to Greater Sydney.
Legend
Coast walk
Bondi to Manly walk
Ferry route
Ferry stops
Public transport and active travel connection
Beaches Link Tunnel investigation area
Tunnel link
Key transport corridor
Future transport corridor
Towards 2040
Draft Local Strategic Planning Statement 2019

Page: 14

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 1:50:30 PM
Amend text:
9,000-13,000

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:50:42 PM
Amend map:
New MRA layer

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 11:32:50 AM
Add text:
bushland, coast

Number: 4 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:50:50 PM
Amend map:
New MRA layer

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:45:33 PM
Amend map legend:
- Future MRA investigation area

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:50:59 PM
Amend map:
New MRA layer

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 1:51:07 PM
Amend text:
11,747

Number: 8 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:45:53 PM
Amend map:
- New MRA layer
- Show future transport corridor line between Mona Vale and Newport
- Extend Beaches Link Tunnel investigation area along Wakehurst Parkway to Frenchs Forest

Figure 19
Plan on a page

Direction	Priorities								
Landscape	**Priority 1** Healthy and valued coast and waterways	**Priority 2** Protected and enhanced bushland and biodiversity	**Priority 3** Protected scenic and cultural landscapes	**Priority 4** Protected Metropolitan Rural Area	**Priority 5** Greener urban environments	**Priority 6** High quality open space for recreation			
Efficiency	**Priority 7** A low-carbon community, with high energy, water and waste efficiency								
Resilience	**Priority 8** 1 ater community resilience atural hazards and climate change								
Infrastructure and collaboration	**Priority 9** Infrastructure delivered with employment and housing growth								
People	**Priority 10** World-class education facilities, including a university	**Priority 11** Community facilities and services that meet changing community needs	**Priority 12** An inclusive, healthy, safe and socially connected community	**Priority 13** Strong engagement and cooperation with Aboriginal communities	**Priority 14** 2 rtistic, creative and ovative culture				
Housing	**Priority 15** Housing supply, choice and affordability in the right locations	**Priority 16** Access to quality social and affordable housing							
Great places	**Priority 17** Centres and neighbourhoods designed to reflect local character and lifestyle	**Priority 18** Protected, conserved and celebrated heritage							
Connectivity	**Priority 19** Frequent and efficient regional public transport connections	**Priority 20** Sustainable local transport networks	**Priority 21** 3 d space and facilities atch changing community needs						
Jobs and skills	**Priority 22** Jobs that match the skills and needs of the community	**Priority 23** French's Forest as a sustainable health and education precinct	**Priority 24** Brookvale as an employment and innovation centre	**Priority 25** Dee Why as a thriving cosmopolitan centre by the sea	**Priority 26** Manly as Sydney's premier seaside destination	**Priority 27** Mona Vale as the contemporary, urban heart of the north	**Priority 28** Safeguarded employment lands	**Priority 29** A thriving, sustainable tourism economy	**Priority 30** A diverse night-time economy

Themes: Sustainability · Infrastructure and collaboration · Liveability · Productivity

Page: 15

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 1:51:17 PM
Amend P8 title: Adapted to the impacts of natural and urban hazards and climate change

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 1:51:23 PM
Amend P14 title: A community enriched through the arts and connected through creativity

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 1:51:30 PM
Amend P21 title: Redesigned road space

Immediate imperatives

Several actions identify immediate imperatives relating to technical studies that will inform how we plan for future housing, jobs and infrastructure needs. These studies will also directly inform our new Local Environmental Plan (LEP) and the subsequent Development Control Plan (DCP).

We will only fully understand how best to plan for future land uses when the studies are completed. Ideally, this will occur within six months of the release of Towards 2040.

Figure 20
Studies underway to provide an evidence base for the new strategic planning framework

Planning for change across the Northern Beaches

Beyond the work of Towards 2040, we have developed a number of strategies that inform our business-as-usual activities, and our strategic planning. These are referred to throughout Towards 2040 and include:

Figure 21
Snapshot of Northern Beaches strategies and plan (endorsed and/or exhibited)

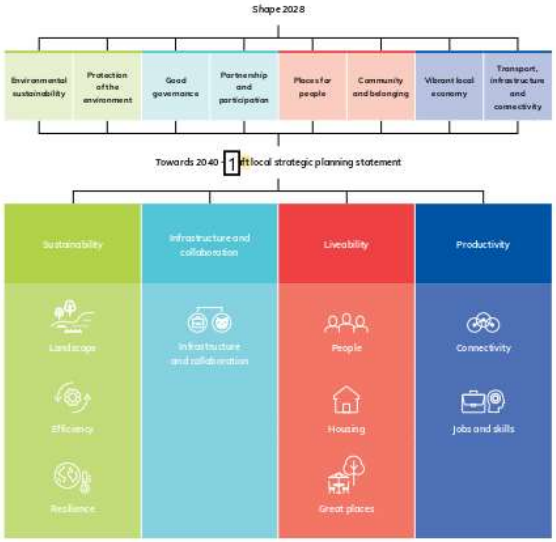
Other draft plans and strategies currently under preparation are referred to throughout Towards 2040.

Place-based planning

We actively undertake place-based planning approaches throughout the Northern Beaches and several actions reflect this work. Place-based planning involves the community in developing master plans, public domain plans, place plans, structure plans and precinct plans.

Collectively, this work leads to the implementation of new projects on-the-ground. Current work includes Avalon Place Plan, Brookvale Structure Plan and Frenchs Forest Planned Precinct. We've committed to place plans for Manly and Mona Vale in the near future.

Figure 22
Relationship between Shape 2028 and Towards 2040



Page: 16

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 1:51:36 PM
Delete 'draft'

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:51:43 PM
Amend infographic, add new icons:
- Community Participation Plan
- Protect. Create. Live. - Environment and Climate Change Strategy 2040

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 11:33:34 AM
Amend text:
Connected through Creativity
Arts and Creativity Strategy 2029

Managing growth and change

1 immediate change is required to current planning controls to meet housing targets.

The local housing strategy will investigate opportunities for changes to the planning controls to address housing needs, such as low levels of social housing and affordable housing, as well as provision of a diversity of housing types that cater for different demographic groups.

Planning proposals seeking changes to the planning controls for additional development capacity through spot rezoning must have strategic merit and site-specific merit. In some cases, these planning proposals may have merit and contribute to targets by unlocking previously identified capacity, particularly where they also have genuine broader public benefit, as well as achieving high-quality planning and urban design outcomes.

Planning proposals that simply seek additional residential density above the current controls will have challenges in demonstrating their strategic merit as they are not necessary to achieve the housing targets and the strategic direction set out in Towards 2040.

Strategic principles for managing growth and change are:

- 2 ~~posals must~~ protect and enhance the natural blue grid and the community's environmental values and uses for the coast and waterways (P1)
- 6 ~~posals must~~ retain native vegetation and maintain or enhance ecological functions in core areas and wildlife corridors (connection zones) (P2, P15)
- 13 ~~ls must~~ protect public view ~~ps~~ 12 and cultural 15 apes(P3, P15)
- 16 ~~ls must not intensify urban uses~~ 18 Metropolitan Rural Area 20 (P4)
- ~~Proposals must~~ contribute to the local green grid, retain mature trees and offset tree canopy loss by planting a minimum of two trees for any one tree removed (P5, P15)
- ~~Proposals must~~ reduce the urban heat island effect by increasing the urban tree canopy and green cover, incorporating water sensitive urban design and improving building design (P5, P15)
- ~~Proposals must~~ locate development with access to open space. All new residential areas are required to be located within 400m of open space and high-density areas within 200m of open space (P6, P15)

- 3 ~~posals require~~ 5 en Star, NABERS or similar sustainability compliance rating that demonstrates improved building standards and the achievement of a low-carbon development with high efficiency in energy, water and waste (P7, P15)
- 8 ~~posals must not intensify~~ 9 on development in areas where there are unacceptable risks from natural and urban hazards (P8, P15)
- 14 ~~ls must~~ improve resilience to the impacts of climate change (P8)
- 19 ~~ls in local and strategic centres must be considered through~~ 21 ct-level planning to sequence and fund growth with provision of public transport, open space and other infrastructure for the whole centre (P9, P11, P15, P19)
- ~~Proposals must be supported by an~~ infrastructure assessment and demonstrate that demand for the infrastructure it generates can be satisfied. This includes social and transport infrastructure (P9, P11)
- ~~Proposals must~~ locate development near strategic and local centres and reasonable walking distance (800m) of high-frequency public transport (P15, P19)
- 4 ~~posals must~~ positively contribute to the built environment and result in overall better urban design outcomes than existing planning controls (P15)
- 7 ~~posals must~~ complement local character (P15)
- 10 ~~ls must result in~~ 11 amenity for occupants and not unreasonably impact on the amenity of neighbouring properties and the public domain (P15)
- 17 ~~ls must~~ create a public benefit, such as open space, affordable rental housing and other identified infrastructure needs. A minimum 10% affordable rental housing is required for all planning proposals, with higher rates where feasible (P15, P16)
- ~~Proposals in strategic and local centres must include~~ an amount and type of non-residential floor space appropriate to the site's location and ensure residential development does not diminish employment or economic opportunities (P22)
- ~~Proposals must~~ avoid residential uses in industrial precincts and business parks (P15, P28).

Page: 17

Number: 1 Author: coullr Subject: Highlight Date: 11/02/2020 11:33:55 AM
Delete text

Number: 2 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:30:59 AM
Amend principle

Number: 3 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:31:08 AM
Amend principle

Number: 4 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:31:18 AM
Amend principle

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 11:34:37 AM
Amend principle:
ensure new developments and retrofits provide an independent sustainability certificate such as the Green Star Rating Tool, Passive House or a recognised equivalent

Number: 6 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:31:27 AM
Amend principle

Number: 7 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:31:38 AM
Amend principle

Number: 8 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:31:45 AM
Amend principle

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 11:37:38 AM
Amend principle:
avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to

Number: 10 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:31:51 AM
Amend principle

Number: 11 Author: coullr Subject: Highlight Date: 22/01/2020 11:15:13 AM
Amend principle:
ensure new buildings are high amenity and do not unreasonably impact on neighbouring properties and the public domain

Number: 12 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:12:09 AM
Improve legibility:
Change all 'P' references to 'Priority' in this section e.g. (Priority 3), rather than (P3).

Number: 13 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:32:00 AM
Amend principle

Number: 14 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:32:07 AM
Amend principle

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Fix spacing

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Amend principle

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Amend principle

Number: 18 Author: coullr Subject: Highlight Date: 11/02/2020 11:39:37 AM
Amend principle:
avoid urban intensification in the

Number: 19 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:32:30 AM
Amend principle

Number: 20 Author: coullr Subject: Highlight Date: 16/01/2020 1:52:24 PM
Amend text:
(MRA) and future MRA investigation area

Number: 21 Author: coullr Subject: Highlight Date: 22/01/2020 11:15:59 AM
Amend principle:
use precinct

Comments from page 17 continued on next page

Managing growth and change

No immediate change is required to current planning controls to meet housing targets.

The local housing strategy will investigate opportunities for changes to the planning controls to address housing needs, such as low levels of social housing and affordable housing, as well as provision of a diversity of housing types that cater for different demographic groups.

Planning proposals seeking changes to the planning controls for additional development capacity through spot rezoning must have strategic merit and site-specific merit. In some cases, these planning proposals may have merit and contribute to targets by unlocking previously identified capacity, particularly where they also have genuine broader public benefit, as well as achieving high-quality planning and urban design outcomes.

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Strategic principles for managing growth and change are:

- ~~Proposals must~~ protect and enhance the natural blue grid and the community's environmental values and uses for the coast and waterways (P1)
- ~~Proposals must~~ retain native vegetation and maintain or enhance ecological functions in core areas and wildlife corridors (connection zones) (P2, P15)
- ~~Proposals must~~ protect public view 25 scenic and cultural landscapes(P3, P15)
- ~~Proposals must not intensify urban uses~~ in the Metropolitan Rural Area (MRA) (P4)
- 23 ~~sals must~~ contribute to the local green grid, retain mature trees and offset tree canopy loss by planting a minimum of two trees for any one tree removed (P5, P15)
- 26 ~~sals must~~ 27 e the urban heat island effect by increasing the urban tree canopy and green cover, incorporating water sensitive urban design and improving 31 ng design (P5, P15)
- 32 ~~sals must~~ 33 development with access to open space. All new residential areas are required to be located within 400m of open space and high-density areas within 200m of open space (P6, P15)
- ~~Proposals require a~~ Green Star, NABERS or similar sustainability compliance rating that demonstrates improved building standards and the achievement of a low-carbon development with high efficiency in energy, water and waste (P7, P15)
- ~~Proposals must not intensify~~ urban development in areas where there are unacceptable risks from natural and urban hazards (P8, P15)
- ~~Proposals must~~ improve resilience to the impacts of climate change (P8)
- ~~Proposals in local and strategic centres must be considered through~~ precinct-level 22 ing to sequence and fund growth with provision of public transport, open space and other infrastructure for the whole centre (P9, P11, P15, P19)
- 28 ~~sals must be supported by an~~ 30 tructure assessment and demonstrate that demand for the infrastructure it generates can be satisfied. This includes social and transport infrastructure (P9, P11)
- 35 ~~sals must~~ locate development 36 strategic and local centres 38 reasonable walking distance (800m) of high-frequency public transport (P15, P19)
- ~~Proposals must~~ positively contribute to the built environment and result in overall better urban design outcomes than existing planning controls (P15)
- ~~Proposals must~~ complement local character (P15)
- ~~Proposals must result in~~ high amenity for occupants and not unreasonably impact on the amenity of neighbouring properties and the public domain (P15)
- ~~Proposals must~~ create a public benefit, such as open space, affordable rental housing and other identified infrastructure needs. A minimum 10% affordable rental housing is required for all planning proposals, with higher rates where feasible (P15, P16)
- 25 ~~sals in strategic and local centres must~~ 29 ount and type of non-residential floor space appropriate to the site's location and ensure residential development does not diminish employment or economic opportunities (P22)
- 34 ~~sals must~~ 37 residential uses in industrial precincts and business parks (P15, P28).

Number: 22 Author: coullr Subject: Highlight Date: 22/01/2020 11:16:11 AM
Amend principle:
planning in strategic centres

Number: 23 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:32:39 AM
Amend principle

Number: 24 Author: coullr Subject: Highlight Date: 11/02/2020 11:38:36 AM
Amend text:
that identified in the local housing strategy

Number: 25 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:33:46 AM
Amend principle

Number: 26 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:33:53 AM
Amend principle

Number: 27 Author: coullr Subject: Highlight Date: 22/01/2020 11:16:33 AM
Amend principle:
increase

Number: 28 Author: coullr Subject: Cross-Out Date: 4/12/2019 1:00:04 PM

Number: 29 Author: coullr Subject: Highlight Date: 11/02/2020 11:39:18 AM
Amend principle:
provide an amount

Number: 30 Author: coullr Subject: Highlight Date: 22/01/2020 11:16:54 AM
Amend principle:
ensure new development is supported by an infrastructure

Number: 31 Author: coullr Subject: Highlight Date: 22/01/2020 11:17:03 AM
Amend principle:
infrastructure and building

Number: 32 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:34:04 AM
Amend principle

Number: 33 Author: coullr Subject: Highlight Date: 22/01/2020 11:17:12 AM
Amend principle:
ensure new residential development is

Number: 34 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:34:23 AM
Amend principle

Number: 35 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:34:14 AM
Amend principle

Number: 36 Author: coullr Subject: Highlight Date: 22/01/2020 11:17:25 AM
Amend principle:
in

Number: 37 Author: coullr Subject: Highlight Date: 11/02/2020 11:41:06 AM
Amend principle:
safeguard employment lands from non-compatible uses, particularly residential and mixed-use development

Number: 38 Author: coullr Subject: Highlight Date: 22/01/2020 11:17:34 AM
Amend principle:
and within

34
35
Sustainability

This page contains no comments

Landscape

The LGA's environmental and recreational attributes are perhaps the most critical element of the Northern Beaches lifestyle.

Planning priorities

- **Priority 1**
  Healthy and valued coast and waterways
- **Priority 2**
  Protected and enhanced bushland and biodiversity
- **Priority 3**
  Protected scenic and cultural landscapes
- **Priority 4**
  Protected Metropolitan Rural Area
- **Priority 5**
  Greener urban environments
- **Priority 6**
  High quality open space for recreation

Priority 1

Healthy and valued coast and waterways

The Northern Beaches' coast and waterways provide habitat for Endangered Ecological Communities, migratory birds, fish, aquatic and riparian species, and marine vegetation. They cool urban areas, attract visitors and encourage people to be active. Sydney Harbour, Hawkesbury River and Pittwater support a thriving marine industry.

Figure 23
Key facts - Northern Beaches coast and waterways

Coast

- **80km** Coastline
- **24** Ocean beaches
- **27** Coastal and public rock pools
- **36km** Coastal walkway
- **5** Aquatic reserves
- **2** Seasonal surfing reserves
- **2** Intertidal protected areas

Waterways

- **7** Major catchments
- **250km** Creek lines
- **5** Coastal lagoons
- **3** Major estuaries
- **600km** Stormwater pipes

Page: 19

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 1:53:03 PM

Amend text:
aquatic

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 11:42:18 AM

Amend infographic:
4

Number: 3 Author: coullr Subject: Highlight Date: 22/01/2020 11:18:54 AM

Amend infographic:
Delete 'national'

As we move to 2040, climate change is expected to impact the coastline with more damaging coastal storms and a higher sea level. The natural flow patterns of the LGA's waterways are expected to change due to extreme flooding and prolonged periods of drought.

Developed in partnership with the former Office of Environment and Heritage, the following map articulates our proposed vision for the LGA's coast and waterways, including the areas we'll target for improvement through a pilot application of a risk-based framework.

The proposed vision draws on our understanding of environmental values and uses for each waterway, and a detailed analysis that identified the LGA's 'Natural Blue Grid' - waterways and water-dependent ecosystems with high ecological value.

Risk-based framework pilot project
Northern Beaches Council is a pilot council chosen to implement the 2017 *Risk-based framework for considering waterway health outcomes in strategic land-use planning decisions*, developed by the former Office of Environment and Heritage and the NSW Environment Protection Authority. The framework is a structured approach to support decision-making for land and water management.

Figure 24
Community's environmental values and uses for waterways[4]

Protection of aquatic ecosystems (includes riparian corridors for rivers and streams)

Primary contact recreation

Aquaculture and aquatic foods

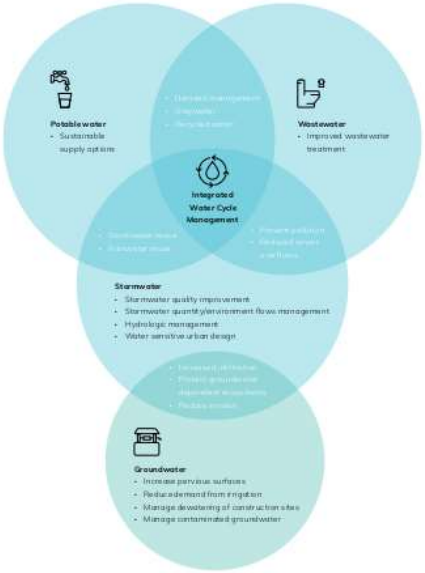
Secondary contact recreation

Visual amenity

Protecting the Natural Blue Grid will maintain water quality and aquatic ecosystems while making waterways safe for low impact recreation, where appropriate. It requires us to avoid clearing vegetation on public and private land, which can contribute to increased flows, reduced water quality and loss of habitat, especially in more natural catchments such as Narrabeen Lagoon. Within highly urbanised catchments such as Dee Why, stormwater must be controlled and treated to protect waterways from excess nutrient and sediment load and increased litter.

The risk-based framework pilot project, along with other technical studies, will inform new planning controls for stormwater quality, water sensitive urban design, protection of riparian areas and coastal development. This work will emphasise the need for integrated water cycle management, especially in new development areas such as Frenchs Forest to reduce stormwater runoff, sewage overflows and demand on the drinking water supply.

Figure 25
Integrated water cycle management



Page: 20

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 1:53:11 PM
Amend text:
design (including greater permeability for public and private domain),

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 11:43:04 AM
Amend text:
Department of Planning, Industry and Environment

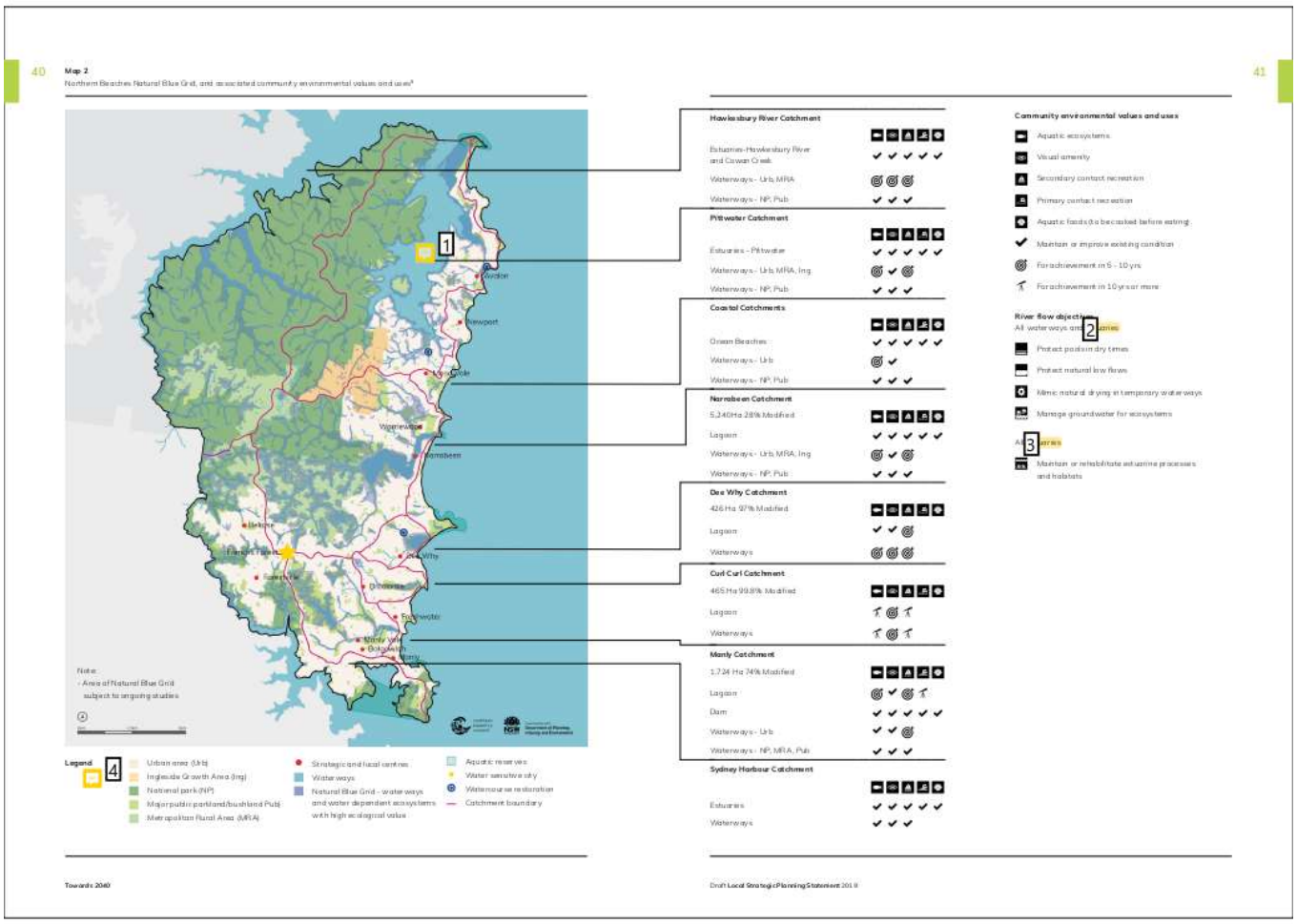
Number: 3 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:22:17 AM
Amend infographic:
Change photo

Number: 4 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:22:30 AM
Amend infographic:
Change photo

Number: 5 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:22:42 AM
Amend infographic:
Change photo

Number: 6 Author: Suzy.Lawrence Subject: Sticky Note Date: 14/02/2020 2:43:54 PM
Amend infographic:
Change photo

Number: 7 Author: Suzy.Lawrence Subject: Sticky Note Date: 14/02/2020 2:43:42 PM
Amend infographic:
Change photo


40
Map 2
Northern Beaches Natural Blue Grid, and associated community environmental values and uses
41
1
Avalon
Newport
Mona Vale
Warriewood
Narrabeen
Belrose
Frenchs Forest
Dee Why
Brookvale
Freshwater
Manly Vale
Balgowlah
Manly
Note:
- Area of Natural Blue Grid subject to ongoing studies
Legend
4
Urban area (Urb)
Ingleside Growth Area (Ing)
National park (NP)
Major public parkland/bushland (Pub)
Metropolitan Rural Area (MRA)
Strategic and local centres
Waterways
Natural Blue Grid - waterways and water dependent ecosystems with high ecological value
Aquatic reserves
Water sensitive city
Watercourse restoration
Catchment boundary
Hawkesbury River Catchment
Estuaries-Hawkesbury River and Cowan Creek
Waterways - Urb, MRA
Waterways - NP, Pub
Pittwater Catchment
Estuaries - Pittwater
Waterways - Urb, MRA, Ing
Waterways - NP, Pub
Coastal Catchments
Ocean Beaches
Waterways - Urb
Waterways - NP, Pub
Narrabeen Catchment
5,240Ha 28% Modified
Lagoon
Waterways - Urb, MRA, Ing
Waterways - NP, Pub
Dee Why Catchment
426 Ha 97% Modified
Lagoon
Waterways
Curl Curl Catchment
465 Ha 99.8% Modified
Lagoon
Waterways
Manly Catchment
1,724 Ha 74% Modified
Lagoon
Dam
Waterways - Urb
Waterways - NP, MRA, Pub
Sydney Harbour Catchment
Estuaries
Waterways
Community environmental values and uses
Aquatic ecosystems
Visual amenity
Secondary contact recreation
Primary contact recreation
Aquatic foods (to be cooked before eating)
Maintain or improve existing condition
For achievement in 5 - 10 yrs
For achievement in 10 yrs or more
River flow objectives
2
Protect pools in dry times
Protect natural low flows
Mimic natural drying in temporary waterways
Manage groundwater for ecosystems
3
Maintain or rehabilitate estuarine processes and habitats
Towards 2040
Draft Local Strategic Planning Statement 2019

Page: 21

Number: 1 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:48:18 PM

Amend map:
- New MRA layer
- Fix/replace HEV layer to include HEV in Pittwater and to exclude HEV in ocean off Manly Beach

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 11:43:45 AM

Amend map legend:
estuaries: maintain or improve existing condition

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 11:44:07 AM

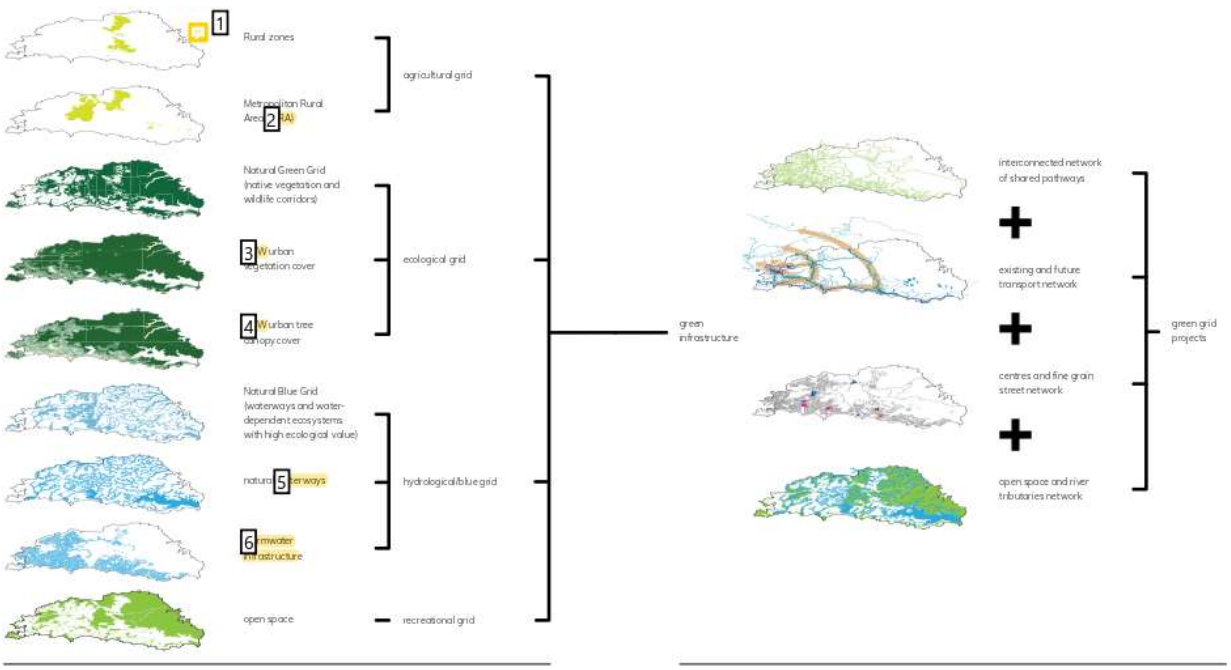
Amend map legend:
estuaries: maintain or improve existing condition

Number: 4 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:53:37 PM

Amend map legend:
- Future MRA investigation area

Recreational access to waterways will also be addressed in technical studies and in efforts to create a local green grid that connects with the Greater Sydney Green Grid, a long-term vision for a network of high-quality green areas across Greater Sydney (see P5). Local green grid projects will connect with Greater Sydney Green Grid projects including the Coast Walk connecting to Bondi. This work will be underpinned by the Government Architect NSW's Greener Places Policy, which aims to reconceptualise waterways as an infrastructure asset and connectors that bind communities together.

Figure 26
Northern Beaches local green grid, green infrastructure and green grid projects*



Page: 22

Number: 1 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:53:43 PM

Amend infographic:
- Add north point
- New MRA layer
- New HEV layer from Map 2

Number: 2 Author: coullr Subject: Highlight Date: 22/01/2020 11:27:05 AM

Amend infographic:
(MRA) and future MRA investigation area

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 11:45:38 AM

Delete text

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 11:45:52 AM

Delete text

Number: 5 Author: Suzy.Lawrence Subject: Highlight Date: 22/01/2020 11:27:13 AM

Amend infographic:
waterways (including groundwater aquifers - not shown in map)

Number: 6 Author: Suzy.Lawrence Subject: Highlight Date: 22/01/2020 11:27:22 AM

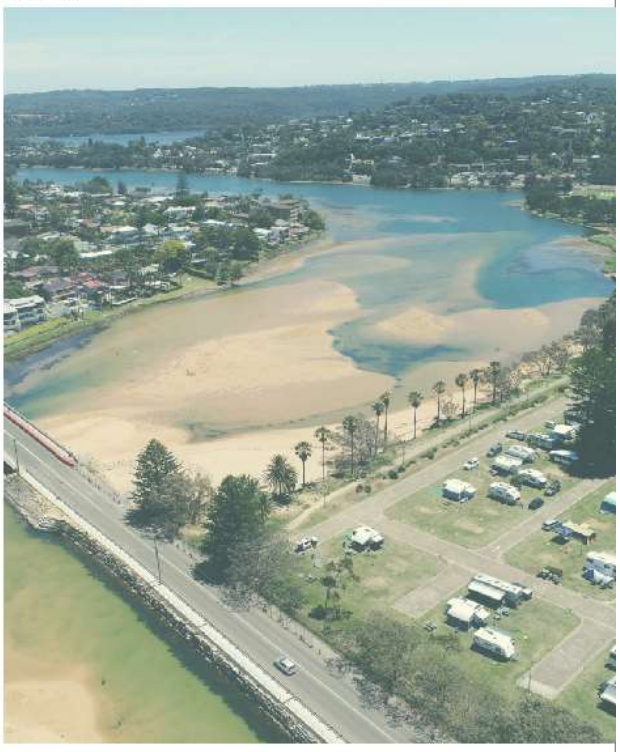
Amend infographic:
water infrastructure (for example, stormwater, potable water, grey water recycling systems)

Principles

- Protect and enhance the ecological condition of coastal areas, catchments, waterways (wetlands, watercourses, lagoons and estuaries) and their riparian areas.
- Shape decisions for future water infrastructure around the implications of climate change.
- Improve the quality of water discharged to beaches, waterways, riparian areas and bushland.
- Integrate water sensitive urban design measures into the built form.
- Conserve watercourses or restore them to their natural state where possible.
- Encourage water efficiency, water re-use or alternative water sources to reduce potable water use.
- Protect and enhance sustainable recreation at beaches, lagoons, watercourses, wetlands and surrounding riparian or natural areas without compromising the integrity of environmentally sensitive aquatic and riparian habitats.

No.	Action	Time	Partner
1.1	Prepare a stormwater quality management plan to guide implementation of the risk-based framework, identify stormwater quality targets, and prioritise public and private stormwater infrastructure needs	I	DPIE
1.2	Prepare an environment study to inform best-practice land use responses to growth and climate change	I	
1.3	Develop LEP and DCP controls that incorporate the findings of the above studies, including stormwater quality targets; protection of riparian areas; coastal hazard management and criteria for environmentally friendly sea walls	I	
1.4	Prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to waterways where appropriate	I	DPIE
1.5	Develop an Environment and Climate Change Strategy Protect, Create, Live and Prepare and implement action plans for coastal areas and waterways	S	
1.6	Prepare long-term coastal management programs for the open coast, Hawkesbury River and Sydney Harbour and supporting plans for headlands, dunes and emergency response	S	DPIE
1.7	Implement the Pittwater Waterway Strategy, including new LEP and DCP controls that cap mooring numbers at 3,641	S M	
1.8	Expand the W2 zone, subject to a strategic sites assessment, to permit, with consent, sustainable marina expansion. Marina expansion would only be considered subject to appropriate regard being given to all impacts including, but not limited to, environmental, social, economic, transport, traffic, visual and waterway navigation	M	
1.9	Investigate the feasibility of local green grid projects: a. a continuous foreshore path around the Pittwater waterway b. a new boat ramp on Pittwater to cater for medium to larger boats c. naturalisation of creeks at Dee Why, Mona Vale and Avalon d. new [illegible] reserves for areas of high biodiversity	M	

Narrabeen Lagoon



Page: 23

Number: 1 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:49:07 PM
New principle:
Promote development that maintains or restores the community's uses and values of waterways. Where these values are being achieved in a waterway, they should be protected; and where they are not being achieved, all activities should work towards their achievement over time.

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 1:49:18 PM
Amend principle:
catchments (including groundwater aquifers),

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 1:00:14 PM
Delete principle

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 1:49:26 PM
Amend principle:
Promote integrated water cycle management and integrate

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:54:22 PM
Add partners:
Sydney Water
DPI Fisheries

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 1:54:31 PM
Amend action:
targets; integrated water cycle management (including water sensitive urban design); coastal management programs;

Number: 7 Author: coullr Subject: Sticky Note Date: 20/01/2020 4:02:38 PM
Add partners:
Office of Sport
Sydney Water

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 1:54:42 PM
Amend action:
to the coast and

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 1:54:55 PM
Amend action:
Implement

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 1:55:04 PM
Amend action:
develop associated

Number: 11 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:55:09 PM
Add partners:
Office of Sport
Sydney Water
DPI Fisheries

Number: 12 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:55:18 PM
Amend action, add new point:
e. opportunities for non-motorised water sports launching, storage and utilisation

Number: 13 Author: coullr Subject: Highlight Date: 16/01/2020 1:55:23 PM
Amend action:
value, in addition to better management of the existing aquatic reserves and marine estates

Number: 14 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:55:35 PM
New action (A1.10):
Work with relevant stakeholders to promote community stewardship for Manly-Freshwater World Surfing Reserve

Timing = O

Partner = SLSC

Number: 15 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:26:36 AM
New action (A1.11):
Work with Sydney Water on the development of the Eastern Sydney Regional Master Plan to address: resilience in the Northern Beaches water supply, requirements for new and upgraded infrastructure, wet weather overflows in priority catchments, outflows from

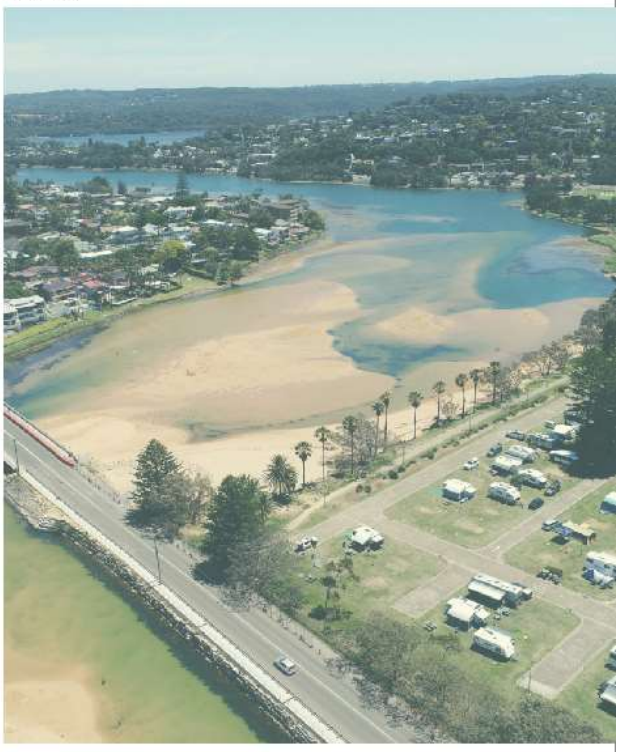
Comments from page 23 continued on next page

Principles

- Protect and enhance the ecological condition of coastal areas, catchments, waterways (wetlands, watercourses, lagoons and estuaries) and their riparian areas.
- Shape decisions for future water infrastructure around the implications of climate change.
- Improve the quality of water discharged to beaches, waterways, riparian areas and bushland.
- Integrate water sensitive urban design measures into the built form.
- Conserve watercourses or restore them to their natural state where possible.
- Encourage water efficiency, water re-use or alternative water sources to reduce potable water use.
- Protect and enhance sustainable recreation at beaches, lagoons, watercourses, wetlands and surrounding riparian or natural areas without compromising the integrity of environmentally sensitive aquatic and riparian habitats.

No.	Action	Time	Partner
1.1	Prepare a stormwater quality management plan to guide implementation of the risk-based framework, identify stormwater quality targets, and prioritise public and private stormwater infrastructure needs	I	DPIE
1.2	Prepare an environment study to inform best-practice land use responses to growth and climate change	I	
1.3	Develop LEP and DCP controls that incorporate the findings of the above studies, including stormwater quality targets; protection of riparian areas; coastal hazard management and criteria for environmentally friendly sea walls	I	
1.4	Prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to waterways where appropriate	I	DPIE
1.5	Develop our Environment and Climate Change Strategy Protect, Create, Live and associated action plans for coastal areas and waterways	S	
1.6	Prepare long-term coastal management programs for the open coast, Hawkesbury River and Sydney Harbour and supporting plans for headlands, dunes and emergency response	S	DPIE
1.7	Implement the Pittwater Waterway Strategy, including new LEP and DCP controls that cap mooring numbers at 3,641	S M	
1.8	Expand the W2 zone, subject to a strategic sites assessment, to permit, with consent, sustainable marina expansion. Marina expansion would only be considered subject to appropriate regard being given to all impacts including, but not limited to, environmental, social, economic, transport, traffic, visual and waterway navigation	M	
1.9	Investigate the feasibility of local green grid projects: a. a continuous foreshore path around the Pittwater waterway b. a new boat ramp on Pittwater to cater for medium to larger boats c. naturalisation of creeks at Dee Why, Mona Vale and Avalon d. new aquatic reserves for areas of high biodiversity value	M	

Narrabeen Lagoon



Warriewood and North Head Wastewater Treatment Plants, opportunities for recycled water, and environmental assessment processes and outcomes

Time = S

Partners = Sydney Water

Priority 2
Protected and enhanced bushland and biodiversity

Bushland and biodiversity – including native plants, animals and ecosystems – create appealing places and landscapes and contribute to health and wellbeing. They support the Northern Beaches lifestyle, encouraging people to be active or get involved in more social opportunities. Other benefits include revenue from ecotourism, recreational fisheries and related industries.

Bushland is a form of green infrastructure which provides for the conservation of biodiversity. It also provides ecosystem services such as the provision of clean water, and habitat for a variety of plants, animals and micro-organisms, including threatened species such as the *Grevillia caleyi* and threatened ecological communities such as the Pittwater Spotted Gum Forest.

The LGA's bushland includes important core areas of habitat linked by connection zones (better known as wildlife corridors) as defined under the Government Architect NSW's draft Bushland and Waterways Guide. Transition areas, such as urban parks or backyards, provide a buffer that protects bushland from adjoining urban areas.

Figure 27
Key facts - Northern Beaches bushland and biodiversity

Bushland

15,500ha Bushland

11,400ha in National parks

17ha 4 Council management

3 Major national parks

Biodiversity

540 Native animal species

1,460 Native plant species

48 Plant community types

5 **60** Threatened species

13 6 Endangered Ecological Communities

50 Wildlife protection areas

Core areas include State-managed national parks; larger Council reserves including Manly Dam and Ingleside Chase Reserve, and some private land, including one of Sydney's largest unreserved and largely privately owned areas of bushland that stretches across the Oxford Falls Valley west from Narrabeen Lagoon to Belrose and Frenchs Forest. Connection zones (or wildlife corridors) help wildlife to move between core areas and support genetic dispersal.

As we move to 2040, retaining and enhancing treasured bushland and biodiversity, including on privately owned land, will be challenged by development pressures and climate change. Biodiversity loss is already evident from the growing list of threatened plants and animals, including the local extinction of 3 from the Barrenjoey Peninsula in the 1990s. Climate change will result in more extreme weather events such as storms, heatwaves and changes in rainfall patterns that will increase drought and 1 fires.

Technical work is ongoing to look at ways to protect and enhance bushland and biodiversity, including the management of 2 fire risk. This work will be reflected in LEP and DCP controls and support the establishment of a local green grid.

Similar to our approach to waterways, bushland will be reconceptualised as an asset for its intrinsic values and for the services it provides, including carbon and stormwater capture and pollution management. We will also increase the availability of local biodiversity offsets and aim to offset future development locally.

Figure 28
Illustrated example of Northern Beaches bushland showing core areas, wildlife corridors and transition/buffer areas

Legend Core habitat | Wildlife corridor/connection zone | Transition/buffer area

Page: 24

Number: 1 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:41:32 PM
Amend text:
bush fires.

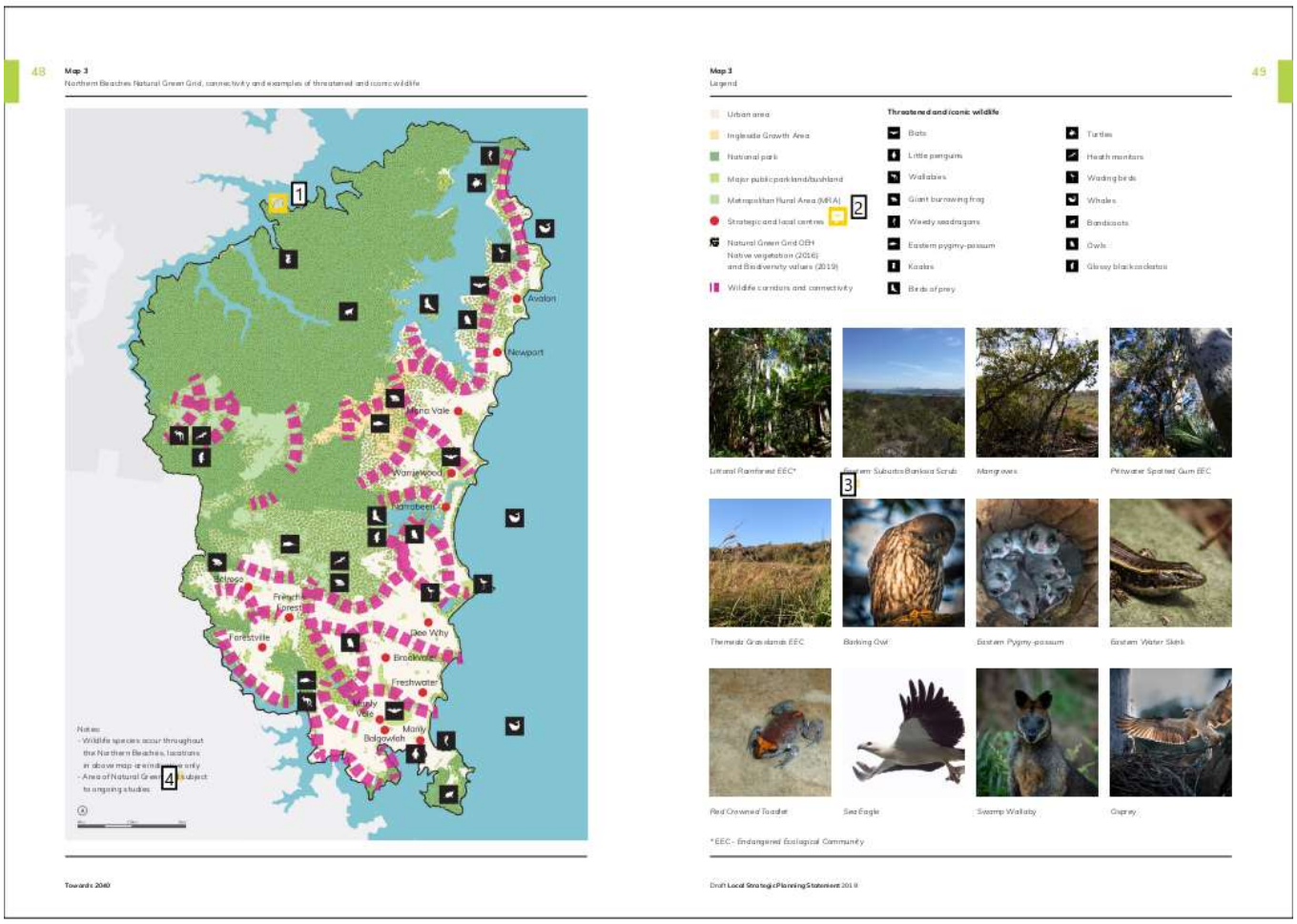
Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 11:47:29 AM
Fix typo

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 1:55:52 PM
Amend text:
koalas

Number: 4 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:55:58 PM
Amend infographic:
1,700ha

Number: 5 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:28:03 AM
Amend infographic:
Change koala icon to penguin

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 11:47:54 AM
Amend text:
Threatened


48
Map 3
Northern Beaches Natural Green Grid, connectivity and examples of threatened and iconic wildlife
1
2
3
4
Avalon
Newport
Mona Vale
Warriewood
Narrabeen
Belrose
Frenchs Forest
Forestville
Dee Why
Brookvale
Freshwater
Manly Vale
Manly
Balgowlah
Notes:
- Wildlife species occur throughout the Northern Beaches, locations in above map are indicative only
- Area of Natural Green Grid subject to ongoing studies
Towards 2040
Map 3
Legend
49
Urban area
Ingleside Growth Area
National park
Major public parkland/bushland
Metropolitan Rural Area (MRA)
Strategic and local centres
Natural Green Grid OEH Native vegetation (2016) and Biodiversity values (2019)
Wildlife corridors and connectivity
Threatened and iconic wildlife
Bats
Little penguins
Wallabies
Giant burrowing frog
Weedy seadragons
Eastern pygmy-possum
Koalas
Birds of prey
Turtles
Heath monitors
Wading birds
Whales
Bandicoots
Owls
Glossy black cockatoos
Littoral Rainforest EEC*
Eastern Suburbs Banksia Scrub
Mangroves
Pittwater Spotted Gum EEC
Themeda Grasslands EEC
Barking Owl
Eastern Pygmy-possum
Eastern Water Skink
Red Crowned Toadlet
Sea Eagle
Swamp Wallaby
Osprey
* EEC - Endangered Ecological Community
Draft Local Strategic Planning Statement 2019

Page: 25

Number: 1 Author: coullr Subject: Sticky Note Date: 11/02/2020 11:48:46 AM

Amend map:
- Little penguin area of outstanding biodiversity value
- New MRA layer

Number: 2 Author: coullr Subject: Sticky Note Date: 11/02/2020 11:49:10 AM

Amend map legend:
- Future MRA investigation area
- Little penguin area of outstanding biodiversity value (formerly critical habitat)

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 11:49:44 AM

Amend text:
Critically Endangered EEC

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 1:56:45 PM

Fix typo

Principles

- Protect core areas and areas of high environmental value from urban development.
- Conserve and restore threatened species habitat.
- Retain native vegetation and maintain or enhance ecological functions 1 wildlife corridors (connection zones).
- Ensure future developments avoid, then minimise, impacts on bushland before offsetting is considered.
- Increase the availability of local biodiversity offsets.
- Shape decisions for future bushland and biodiversity management around the consequences of climate change, including the need for increased bush fire risk mitigation and pest species management.
- Plant locally native species.

2

No.	Action	Time	Partner
2.1	Prepare a biodiversity planning analysis to identify core, transition and connection zones (wildlife corridors) and to support a strategic urban biodiversity framework	I	
2.2	Prepare LEP and DCP controls that protect bushland and biodiversity, including the findings of technical studies; use of environmental protection zones and designating environmentally sensitive areas; and 4 limiting the application of State policies that override local provisions	I	3
2.3	Investigate a local biodiversity offset framework that meets the *Biodiversity Conservation Act 2016*, encourages local offsets or increases obligations when offsets are provided outside the LGA, district or bioregion	S	DPIE
2.4	Investigate biodiversity investment opportunities and establish offset lands or biodiversity stewardship sites (formerly biobank sites) on Council land where appropriate	S M	
2.5	Investigate options for funding, acquisition and reservation of 5 bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners	M	
2.6	Embed green infrastructure into the NSW planning system and make funding available through 6 developer contributions, rate reductions or levies	S	DPIE
2.7	7 Develop Protect, Create, Live and associated action plans for bushland and biodiversity, including programs to better connect remnants of bushland	S	

8

Currawong

Page: 26

Number: 1 Author: coullr Subject: Highlight Date: 22/01/2020 11:28:25 AM
Amend principle:
in core areas and

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:57:01 PM
New principle:
Protect and enhance sustainable recreation in bushland reserves and natural areas without compromising the integrity of environmentally sensitive areas.

Number: 3 Author: coullr Subject: Sticky Note Date: 11/02/2020 11:50:12 AM
Add partner:
DPIE

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 11:51:02 AM
Amend action:
work with the Department of Planning, Infrastructure and Environment on the application of State policies

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 1:57:09 PM
Amend action:
urban tree canopy and bushland

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 1:57:14 PM
Amend action:
development contributions

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 11:51:47 AM
Amend action:
Implement the Bushland and Biodiversity Policy, Environment and Climate Change Strategy Protect. Create. Live. and develop associated

Number: 8 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:57:32 PM
New action (A2.8):
Prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to bushland where appropriate

Timing = I

Partners = Kur-ring-gai, Hornsby, Central Coast councils; MLALC; NPWS; NSW Department of Industry (Crown Lands)

New action (A2.9):
Investigate mechanisms to minimise the incidence of unauthorised removal of tree canopy or native vegetation, such as through ongoing monitoring and reporting, planning controls in the LEP and/or DCP, increased enforcement and compliance and education programs

Timing = S

New action (A2.10):
Provide a consistent approach in the assessment, compliance and management of threats to bushland and biodiversity resulting from invasive species including weeds and pest animals

Timing = I

Priority 3
Protected scenic and cultural landscapes

Scenic and cultural landscapes include views to escarpments, ridgetops, bushland, coastal 1 lands and beaches, waterways, and buildings & skylines. They define the character of an area.

People in the Northern Beaches enjoy coastal and bushland landscapes including Ku-ring-gai, Garigal and North Head national parks, Oxford Falls Valley and Manly Dam, Pittwater and Middle Harbour and the coastline from Manly to Palm Beach. People also enjoy views to the Sydney CBD skyline or distinct buildings like Ingleside's Bahai Temple and the International College of Management in Manly.

Landscapes provide a link for Aboriginal culture and heritage from before European settlement to the present. The coastline is a place for surfing, swimming and surf lifesaving clubs and represents Australian beach culture and that of our local community.

LGA-wide studies will identify the scenic and cultural landscapes that are valued by the community and how they can be protected, such as through urban and architectural design that creatively retains and uncovers public views.

Efforts to protect scenic and cultural landscapes will support a sustainable tourism economy (see P29) and a protected Metropolitan Rural Area 2 will safeguard rural vistas and views to the adjoining national parks (see P4). The development of a local green grid will allow us to connect these landscapes through projects like the Coast Walk and celebrate their significance through artwork, storytelling and interpretation (see P5).

Principles 4

- Enhance and protect views of scenic and cultural landscapes from public areas.
- Protect areas of exceptional natural beauty and aesthetic importance.
- Make new development visually subservient to scenic and cultural landscapes.

No.	Action	Time	Partner
3.1	Prepare a scenic and cultural landscape assessment with the community to identify landscapes and their social, architectural, natural, local and regional values	I	
3.2	Develop LEP and DCP controls to protect 5 ws and scenic and cultural landscapes, such as foreshore scenic protection areas and special clauses for building heights on steeply sloping 6 s	I	

Map 4
Scenic and cultural landscapes of the LGA, including lookouts, coastal landmarks and high-level view corridors[1]

Legend
- Popular lookouts
- View corridor
- Locally famous surf breaks
- 8 ional surfing reserves
- Coast walk

7

Page: 27

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 1:57:39 PM
Amend text:
headlands, ocean, harbour,

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 1:57:44 PM
Amend text:
Area (MRA) and MRA investigation area

Number: 3 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:57:55 PM
Amend map:
- Correct location of coast walk
- Add Manly to Bondi walk
- Add new view corridor towards former Manly Hospital Site/ North Head

Number: 4 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:58:06 PM
New principles:
Protect the natural landscape, including landforms, rock outcrops and remnant bushland.

Avoid new development on ridgelines or in places that will disrupt the skyline.

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 1:58:13 PM
Amend action:
views, skylines

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 1:58:18 PM
Amend action:
and significant ridgelines

Number: 7 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:58:25 PM
Amend map legend:
- Bondi to Manly Walk

Number: 8 Author: coullr Subject: Highlight Date: 22/01/2020 11:29:26 AM
Amend map legend:
Delete 'national'

Barrenjoey Lighthouse, Palm Beach

North Steyne Surf Life Saving Club, Manly

Oceanside sculpture, Fairy Bower

Sunrise over Terrey Hills

Upper Gledhill Falls

Duke Kahanamoku statue, Freshwater

This page contains no comments

Priority 4
Protected Metropolitan Rural Area

The Metropolitan Rural Area (MRA) sits on the periphery of Greater Sydney's established and planned urban area and surrounding natural areas. It is a location for environmental conservation and for people to live in a coastal or rural setting among bushland, farms and other rural industries.

3 The Metropolitan Rural Area is also known as the **'peri-urban'**, **'non-urban'** or **'rural'** area.

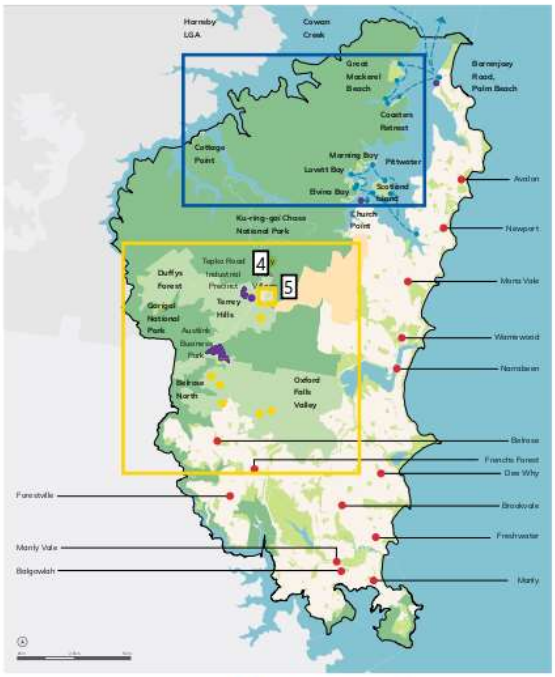
In the Northern Beaches LGA, the MRA encompasses 'Rural Uplands', around Terrey Hills, Duffys Forest, ~~Frenchs North~~ and Oxford Falls Valley that lie adjacent to Ku-ring-gai and Garigal national parks to the north of the LGA. Also included are 'Coastal Communities', including Cottage Point and places on Pittwater that can only be reached by foot or by boat, including Scotland Island, Great Mackerel Beach, Coasters Retreat, Morning Bay and Elvina Bay.

These areas support a variety of land uses, including:

- bushland and waterways that maintain air quality, water quality and scenic amenity and biodiversity habitat including the critically endangered shrub Grevillea caleyi and the Duffys Forest Endangered Ecological Community
- connections to Aboriginal heritage and culture including significant Aboriginal heritage sites and potential economic opportunities on land owned by the Metropolitan Local Aboriginal Land Council (MLALC) (see P13)
- 2 bushland that supports rural and lifestyle properties, small scale or urban agricultural enterprises, nurseries, an equine industry and urban services such as landscape supplies
- recreational and tourism uses, including bushwalking, mountain-biking, target shooting and horse-riding including the Terrey Hills Duffys Forest Bridle Trail
- employment areas including the Austlink Business Park, Terrey Hills village and Tepko Road industrial estate
- critical infrastructure, including three satellite telecommunication facilities and the Sydney East (electricity) substation
- waste management, including the Kimbriki and Belrose resource recovery centres
- infrastructure and services that support Coastal Communities including the public wharves and ferry services and the Church Point and Barrenjoey Road-Palm Beach neighbourhood centres

Under the North District Plan, further urban development is not consistent with the values of the MRA – this constitutes a clear State-level direction to avoid housing growth in these areas. 7 Beyond the MRA identified in the North District Plan, we have identified Belrose North as part of the MRA; while we note it includes the Austlink Business Park, which is urbanised, it is surrounded by rural zones and national park. Inglesides may be included in the MRA depending on bushfire investigations (see P15).

Map 5
Northern Beaches Metropolitan Rural Area 1 including the Rural Uplands and the Coastal Communities



Page: 29

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 1:58:34 PM
Amend text:
Area (MRA) and future MRA investigation area,

Number: 2 Author: coullr Subject: Highlight Date: 22/01/2020 11:29:48 AM
Amend text:
Delete 'rural'

Number: 3 Author: coullr Subject: Highlight Date: 13/02/2020 1:14:06 PM
Amend text box:
The Metropolitan Rural Area is a similar concept to Sydney's 'Green Belt' identified in the 1948 Cumberland Plan scheme. It is also referred to as the 'peri-urban', 'non-urban', 'rural' or 'urban fringe'.

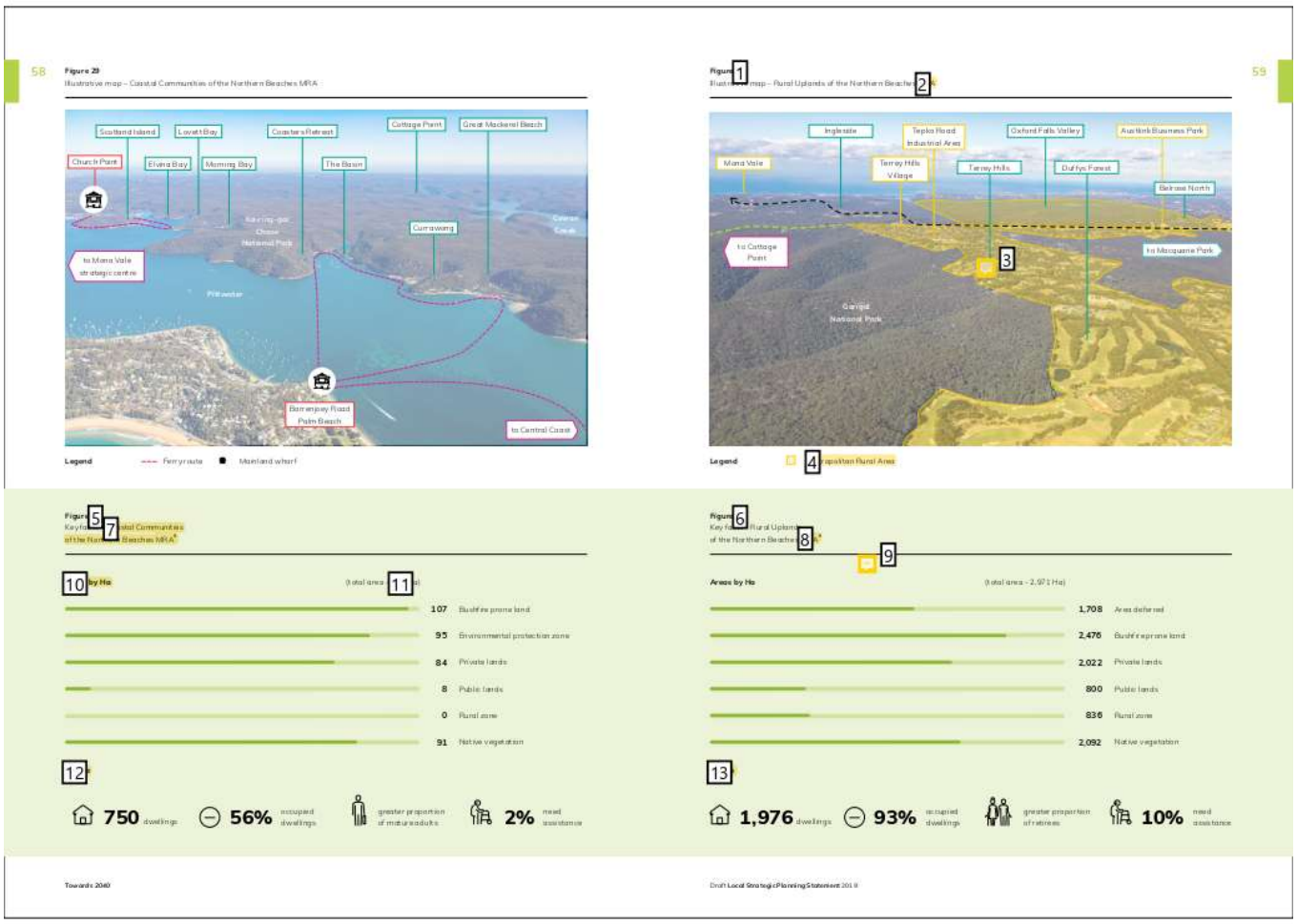
Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 1:22:27 PM
Fix typo

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:58:57 PM
Amend map:
- New MRA layer to show 'future MRA investigation area'

Number: 6 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:30:13 AM
Amend text:
Delete 'Belrose North'

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 1:59:04 PM
Amend text:
Parts of Oxford Falls (south), Cromer Heights (west) and Belrose North, are not currently identified as part of the MRA in the *Greater Sydney Region Plan* but share many of its traits and characteristics. Council has identified this land area as 'Future MRA investigation area', and will work with the Greater Sydney Commission to assess its suitability for inclusion in the MRA when the *Greater Sydney Region Plan* is reviewed. Using the precautionary principle, Council will apply the principles and actions in this priority to these lands until that review is complete.

Number: 8 Author: coullr Subject: Sticky Note Date: 16/01/2020 1:59:15 PM
Amend map legend:
- Future MRA investigation area


58
Figure 29
Illustrative map – Coastal Communities of the Northern Beaches MRA
Scotland Island
Lovett Bay
Coasters Retreat
Cottage Point
Great Mackerel Beach
Church Point
Elvina Bay
Morning Bay
The Basin
Ku-ring-gai Chase National Park
Cumaweng
Coiner Creek
to Mona Vale strategic centre
Pittwater
Barrenjoey Road Palm Beach
to Central Coast
Legend
Ferry route
Mainland wharf
59
Figure 1
Illustrative map – Rural Uplands of the Northern Beaches MRA
Ingleside
Terrey Hills Village
Terrey Hills
Oxford Falls Valley
Austlink Business Park
Mona Vale
Belrose North
to Cottage Point
to Macquarie Park
Garigal National Park
Legend
Population Rural Area
Figure 5
Key facts – Coastal Communities of the Northern Beaches MRA
Figure 6
Key facts – Rural Uplands of the Northern Beaches MRA
Areas by Ha
(total area - 2,971 Ha)
1,708 Area deferred
2,476 Bushfire prone land
2,022 Private lands
800 Public lands
836 Rural zone
2,092 Native vegetation
750 dwellings
56% occupied dwellings
greater proportion of mature adults
2% need assistance
1,976 dwellings
93% occupied dwellings
greater proportion of retirees
10% need assistance
Towards 2040
Draft Local Strategic Planning Statement 2019

Page: 30

Number: 1 Author: coullr Subject: Highlight Date: 22/01/2020 11:38:17 AM
Amend text:
30

Number: 2 Author: coullr Subject: Highlight Date: 13/02/2020 1:19:34 PM
Amend text:
MRA including future MRA investigation area

Number: 3 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:41:02 AM
Amend infographic:
- Show Ingleside
- Fix boundary alignment

Number: 4 Author: coullr Subject: Highlight Date: 13/02/2020 1:15:20 PM
Amend infographic legend:
- Rural uplands including MRA and future MRA investigation area
- Ingleside

Number: 5 Author: coullr Subject: Highlight Date: 22/01/2020 11:39:11 AM
Amend text:
31

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 11:40:41 AM
Amend infographic:
Merge
Delete (two infographics merged into one)

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 1:59:55 PM
Amend text:
Northern Beaches MRA and future MRA investigation area

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 2:00:02 PM
Amend text:
MRA and future MRA investigation area

Number: 9 Author: coullr Subject: Sticky Note Date: 13/02/2020 1:18:11 PM
Amend infographic:
- Add new graph showing areas by hectare for the MRA compared with the LGA
- Replace the two 'areas by hectare' graphs with three graphs and updated statistics representing areas by hectare for:
1. Coastal Communities
2. Rural Uplands as per the Greater Sydney Region Plan
3. Rural uplands future MRA investigation area

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 2:00:15 PM
Amend text:
Coastal Communities - areas by Ha

Number: 11 Author: coullr Subject: Highlight Date: 16/01/2020 2:00:21 PM
Amend text:
148

Number: 12 Author: coullr Subject: Highlight Date: 16/01/2020 2:00:27 PM
Amend text:
Coastal Communities - People

Number: 13 Author: Suzy.Lawrence Subject: Highlight Date: 13/02/2020 1:16:22 PM
Amend text:
Rural Uplands including future MRA investigation area - People

1

Not all properties within the MRA have access to reticulated water or sewage; improvements to septic tanks, connections to water or sewer or other alternatives are needed to manage environmental impacts. Coastal communities rely on areas outside their communities for goods, community and retail services and waste removal. While these issues are managed now, sustainable solutions are required, especially in peak seasons and as visitation increases.

Environmental attributes on public lands are mostly protected from development, yet conservation on private land remains a challenge. Opportunities to protect and enhance the MRA's environmental attributes include:

- preventing further lot fragmentation which may constrain long-term opportunities for conservation (with smaller lots creating barriers to consolidation)
- using biodiversity offsets, other funding incentives and stewardship agreements for environmental projects
- revegetating streams, planting trees and improving habitat, biodiversity and amenity
- drawing on privately initiated actions or targeted incentives such as Landcare grants, volunteering or other environmental funds
- setting appropriate land use rules and regulations to manage development.

Of the land owned by the MLALC, we will be guided by the principles established in the *Aboriginal Land Rights Act 1983* to work with the MLALC, surrounding landowners and the community to balance environmental and rural needs with economic participation and cultural use of the land by Aboriginal people (see P13).

Deferred lands

Oxford Falls Valley and Belrose North are known as 'deferred lands' as they are still subject to planning controls from the former Warringah Local Environmental Plan 2000 (LEP 2000). The Oxford Falls Valley and Belrose North Strategic Review informed a draft planning proposal that recommended the majority of this area be zoned for environmental protection, with smaller areas dedicated to either rural or residential zones (large lot or low density housing).

Principles

- Protect biodiversity values for riparian corridors and areas that support threatened species, communities and populations and on lands identified for biodiversity connectivity.
- Support sustainable primary industry, particularly food production, and prevent incompatible land uses.
- Support biodiversity offsets and stewardship agreements.
- Limit development to a scale, form and density consistent with existing character and use.
- Avoid urban intensification and subdivision in the MRA.
- Conserve and enhance the scenic amenity, tourism and recreation values of the MRA.
- Provide adequate public open space and recreational activities to avoid unsustainable pressure on national parks.

No.	Action	Time	Partner
4.1	Use the employment study, social infrastructure and open space study, environment study, biodiversity planning analysis, stormwater quality strategy, open space and recreation strategy and destination management plan to inform place-based planning in the MRA.	S	
4.2	Develop LEP and DCP controls considering recommendations from the draft planning proposal for the deferred lands at Oxford Falls Valley and Belrose North, addressing land use conflicts that compromise the rural and environmental values and having regard for the outcomes of the housing, employment and environmental studies.	I	
4.3	Investigate commercially and environmentally feasible proposals for energy, water and sewerage infrastructure improvements for unconnected areas.	M	Ausgrid, Sydney Water, Landowners
4.4	Prevent the inappropriate application of State policies that allow urban intensification in the MRA, such as site compatibility certificates for seniors housing.	S	DPIE
4.5	Identify opportunities for recreation as outlined in P6.	S	DPIE

Page: 31

Number: 1 Author: coullr Subject: Sticky Note Date: 22/01/2020 10:10:09 AM
Add text:
The majority of land within the MRA and future MRA investigation area is either bush fire prone or surrounded by bush fire prone land. Protection of human life and property from bush fire is a major planning concern for the area.

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 11:57:42 AM
Add text:
other sustainable

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 2:00:43 PM
Amend principle:
MRA and future MRA investigation area.

Number: 4 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:00:49 PM
New principle:
Encourage the spread of indigenous vegetation and tree canopy.

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 2:00:56 PM
Amend principle:
MRA and future MRA investigation area.

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 2:01:06 PM
Amend principle:
Support establishment of local biodiversity offset sites and stewardship agreements.

Number: 7 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:51:42 AM
New principle:
Ensure development is not intensified in areas where there is unacceptable risk to human life and property from hazards such as bush fire.

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 2:10:39 PM
Amend text box:
(WLEP 2000) deferred from inclusion in the Warringah Local Environmental Plan 2011 Standard Instrument LEP.

The future zoning of this land will be determined following the completion of a range of studies currently underway and following consultation with the community as part of the Northern Beaches LEP.

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 11:58:23 AM
Amend action:
Delete text

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 2:10:45 PM
Amend action:
MRA and future MRA investigation area

Number: 11 Author: coullr Subject: Highlight Date: 22/01/2020 11:51:55 AM
Amend action:
Delete text

Number: 12 Author: coullr Subject: Highlight Date: 16/01/2020 2:10:52 PM
Amend action:
values of the MRA and future MRA investigation area

Number: 13 Author: coullr Subject: Highlight Date: 16/01/2020 2:10:59 PM
Amend action:
employment, local character

Number: 14 Author: coullr Subject: Highlight Date: 16/01/2020 2:11:04 PM
Amend action:
studies, and identified environmental hazards and constraints

Number: 15 Author: coullr Subject: Highlight Date: 16/01/2020 2:11:12 PM
Amend action:
Investigate sustainable solutions for energy, water and sewerage infrastructure improvements for unconnected areas

Number: 16 Author: coullr Subject: Highlight Date: 11/02/2020 11:59:02 AM
Amend action:
Work with the Department of Planning, Infrastructure and Environment on the application of relevant State policies that allow urban intensification of the MRA and future MRA investigation area, by developing a local approach to the provision of seniors housing, boarding houses and medium density housing based on evidence in the local housing strategy

Comments from page 31 continued on next page

Not all properties within the MRA have access to reticulated water or sewage; improvements to septic tanks, connections to water or sewer or other alternatives are needed to manage environmental impacts. Coastal communities rely on areas outside their communities for goods, community and retail services and waste removal. While these issues are managed now, sustainable solutions are required, especially in peak seasons and as visitation increases.

Environmental attributes on public lands are mostly protected from development, yet conservation on private land remains a challenge. Opportunities to protect and enhance the MRA's environmental attributes include:

- preventing further lot fragmentation which may constrain long-term opportunities for conservation (with smaller lots creating barriers to consolidation)
- using biodiversity offsets, other funding incentives and stewardship agreements for environmental projects
- revegetating streams, planting trees and improving habitat, biodiversity and amenity
- drawing on privately initiated actions or targeted incentives such as Landcare grants, volunteering or other environmental funds
- setting appropriate land use rules and regulations to manage development.

Of the land owned by the MLALC, we will be guided by the principles established in the *Aboriginal Land Rights Act 1983* to work with the MLALC, surrounding landowners and the community to balance environmental and rural needs with economic participation and cultural use of the land by Aboriginal people (see P13).

Deferred lands

Oxford Falls Valley and Belrose North are known as 'deferred lands' as they are still subject to planning controls from the former Warringah Local Environmental Plan 2000 (WLEP 2000). The Oxford Falls Valley and Belrose North Strategic Review informed a draft planning proposal that recommended the majority of this area be zoned for environmental protection, with smaller areas dedicated to either rural or residential zones (large lot or low density housing).

Principles

- Protect biodiversity values for riparian corridors and areas that support threatened species, communities and populations and on lands identified for biodiversity connectivity.
- Support sustainable primary industry, particularly food production, and prevent incompatible land uses.
- Support biodiversity offsets and stewardship agreements.
- Limit development to a scale, form and density consistent with existing character and use.
- Avoid urban intensification and subdivision in the MRA.
- Conserve and enhance the scenic amenity, tourism and recreation values of the MRA.
- Provide adequate public open space and recreational activities to avoid unsustainable pressure on national parks.

No.	Action	Time	Partner
4.1	Use the employment study, social infrastructure and open space study, environment study, biodiversity planning analysis, stormwater quality strategy, open space and recreation strategy and destination management plan to inform place-based planning in the MRA.	S	
4.2	Develop LEP and DCP controls, considering recommendations from the draft planning proposal for the deferred lands of Oxford Falls Valley and Belrose North, addressing land use conflicts that compromise the rural and environmental values, and having regard for the outcomes of the housing, employment and environment studies.	I	
4.3	Investigate commercially and environmentally feasible proposals for energy, water and sewerage infrastructure improvements for unconnected areas.	M	Ausgrid, Sydney Water, Landowners
4.4	Prevent the inappropriate application of State policies that allow urban intensification of the MRA, such as site compatibility certificates for seniors housing.	S	DPIE
4.5	Identify opportunities for [17]ation as outlined in P6	S	[18]

[19]

Number: 17 Author: coullr Subject: Highlight Date: 16/01/2020 2:11:29 PM
Amend action:
recreation, for example, with Outdoor NSW and the Office of Sport and as

Number: 18 Author: coullr Subject: Highlight Date: 16/01/2020 2:11:36 PM
Add partner:
Office of Sport

Number: 19 Author: coullr Subject: Sticky Note Date: 14/02/2020 2:45:26 PM
New action (A4.6):
Work with the Greater Sydney Commission and the Department of Planning, Infrastructure and Environment to investigate potential for inclusion of the 'future MRA investigation area' in to MRA, including Belrose (north), Oxford Falls (south) and Cromer Heights (west)

Time = S

Partner = GSC, DPIE

New action (A4.7):
Work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities on land owned by the MLALC

Time = S M

Partner = DPIE, MLALC, NSWALC

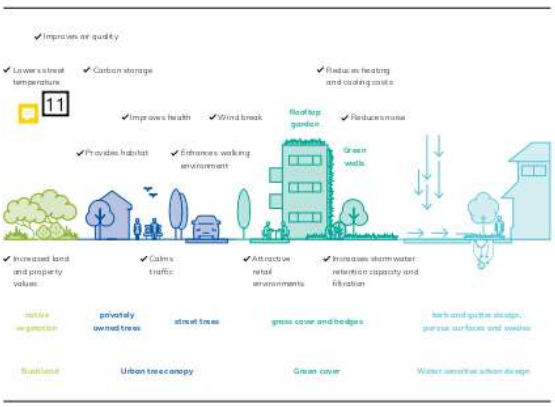
Priority 5
Greener urban environments

Tree coverage and greenery in the Northern Beaches contribute to the area's streetscape, character and standard of living. As a fundamental characteristic of the natural landscape, it will be retained to help manage gradual temperature increases, heatwaves and urban heat island (UHI) effect. As we move towards 2040, we will increase the urban tree canopy and green cover and develop a local green grid. Measures to address UHI are also addressed in P1 and P7.

Urban heat island (UHI) effect

Treeless urban areas generally have higher temperatures than the surrounding vegetated non-urban areas[10], which give them an island appearance in heat maps, thus the name. A UHI is often associated with extreme heatwaves that can increase demands for energy, water and health services. Often, more vulnerable people, including the elderly, the very young, the infirm and the economically disadvantaged, suffer the most in these conditions.

Figure 9
Benefits of the urban tree canopy and measures to address the urban heat island effect[4]



Urban tree canopy and green cover

Although the Northern Beaches has one of the highest tree canopy coverage rates in Sydney, rates of loss are also high due to the aging of mature trees and a demand for larger detached dwellings, secondary dwellings and urban and infrastructure development. State planning controls that allow clearing for bushfire protection and development with increased footprints also contribute.

The urban tree canopy includes a variety of tree types and is a key part of green infrastructure most effective in combatting the UHI effect. It is complemented by other forms of green cover including hedges, grass footpaths and garden beds, green roofs and walls. Water sensitive urban design measures also cool urban environments such as bio-retention, water quality ponds, raingardens and swales (see P1).

A number of studies, including Council's draft Urban Tree Canopy Plan, and the principles of the Greener Places Policy will guide our efforts to increase the urban tree canopy and green cover. We will develop urban tree canopy targets and focus efforts to reduce the UHI effect in urbanised areas such as strategic centres, industrial areas and Pittwater Road. We will implement our program to plant 5,000 trees per year and manage illegal tree clearing on private land through enforcement and compliance activities.

Greater Sydney and local green grid

The Greater Sydney Green Grid is the NSW Government's long-term vision for a network of high quality green areas that connect town centres, public transport networks and major residential areas. It is made up of four layers of green infrastructure (or grids): the hydrological or blue grid (see P1), the ecological grid (see P1 and P2), the recreational grid (see P6) and the agricultural grid (see P4).

In the Northern Beaches, priority Greater Sydney Green Grid projects include:

- recreational access improvements to coastal lagoons
- links from the Northern Beaches Hospital Precinct to Narrabeen Lagoon
- the Coast Walk from Palm Beach to Manly
- establishing street trees and increased building setbacks along Pittwater Road.

These projects are subject to feasibility and environmental assessment. It does not support recreational access to Deep Creek Lagoon, identified in the North District Plan, due to its status as wildlife refuge.

We will identify, create and protect a local green grid through the planning system to complement the Greater Sydney Green Grid and expand connections such as tree-lined streets, bushland corridors, waterways, parks and open spaces.

Page: 32

Number: 1 Author: Suzy.Lawrence Subject: Highlight Date: 11/02/2020 1:34:30 PM
Amend text:
urban tree canopy coverage rates in Sydney (39%),
...
Endnote 11

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 2:12:10 PM
Amend text:
heatwaves,

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 1:33:58 PM
Amend text:
effect and protection from UV radiation.

Number: 4 Author: coullr Subject: Highlight Date: 22/01/2020 10:11:03 AM
Fix typo

Number: 5 Author: Suzy.Lawrence Subject: Sticky Note Date: 22/01/2020 11:52:56 AM
Improve legibility:
Move second paragraph to the top

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 2:13:02 PM
Amend text:
UHI effect and providing protection from over-exposure to UV radiation.

Number: 7 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:13:14 PM
New text box:
Ultra-violet (UV) radiation is a type of natural hazard. The incidence of melanoma for the LGA is 64 per 100,000 people (compared to 51 per 100,000 people for NSW). Well-designed and correctly positioned shade, from both natural vegetation and built structures, can reduce exposure to UV radiation.

Number: 8 Author: Suzy.Lawrence Subject: Highlight Date: 16/01/2020 2:13:21 PM
Amend text:
A number of studies, including Council's draft Urban Tree Canopy Plan, and the principles of the Greener Places Policy will guide our efforts to increase the urban tree canopy and green cover and reduce the UHI effect particularly in urbanised areas such as strategic centres, industrial areas, higher density residential areas and Pittwater Road. We will implement our program to plant 5,000 trees per year and manage illegal tree clearing on private land through enforcement and compliance activities.

Using 2019 LiDAR data, our analysis of the Northern Beaches tree canopy will inform urban tree canopy targets for different urban conditions based on the Government Architect's targets (Figure 33). This work will take into consideration land ownership and the need to maintain tree canopy in areas with existing high coverage (such as Scotland Island, 89%) and improve tree canopy in areas of deficiency (such as Queenscliff, 20%). For those areas constrained by infrastructure (such as arterial roads and industrial areas), other measures will be encouraged to address urban heat, including green verges, green roofs and green walls, water sensitive urban design and improved building design.

Number: 9 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:50 AM
Amend text:
32

Number: 10 Author: coullr Subject: Highlight Date: 11/02/2020 1:37:44 PM
Amend text:
While passive recreational access already exists for Dee Why Lagoon, any expansion or a change in intensity will require further assessment and community consultation, particularly given its status as a wildlife refuge.

Number: 11 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:13:37 PM
Amend infographic, additional labels:
- UV radiation protection
- Comfort and shelter
- Benefits of urban tree canopy
- Measures to address the UHI effect
- Improved building design
- Shade and passive building design

Number: 12 Author: coullr Subject: Sticky Note Date: 11/02/2020 1:41:41 PM
New infographic:
Add new tree canopy infographic:
Figure 33 - Government Architect NSW's urban tree canopy benchmarks - How this applies to Northern Beaches LGA
...
CBD area target: >15%
Medium to high density area target: >25%

Comments from page 32 continued on next page

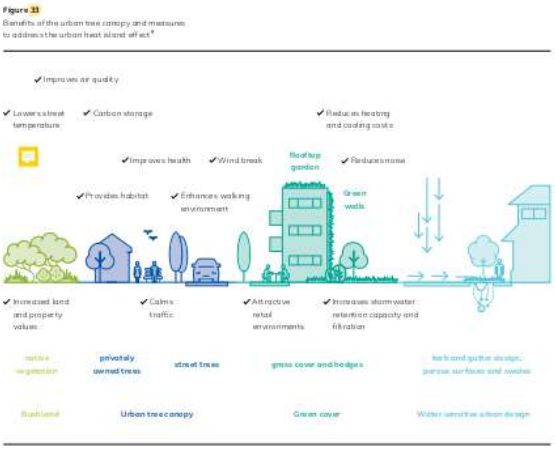
Priority 5
Greener urban environments

Tree coverage and greenery in the Northern Beaches contribute to the area's streetscape, character and standard of living. As a fundamental characteristic of the natural landscape, it will be retained to help manage gradual temperature increases, heatwaves and urban heat island (UHI) effect. As we move towards 2040, we will increase the urban tree canopy and green cover and develop a local green grid. Measures to address UHI are also addressed in P1 and P7.

Urban heat island (UHI) effect

Treeless urban areas generally have higher temperatures than the surrounding vegetated non-urban areas[10], which give them an island appearance in heat maps, thus the name. A UHI is often associated with extreme heatwaves that can increase demands for energy, water and health services. Often, more vulnerable people, including the elderly, the very young, the infirm and the economically disadvantaged, suffer the most in these conditions.

Figure 33
Benefits of the urban tree canopy and measures to address the urban heat island effect*



Urban tree canopy and green cover

Although the Northern Beaches has one of the highest tree canopy coverage rates in Sydney, rates of loss are also high due to the aging of mature trees and a demand for larger detached dwellings, secondary dwellings and urban and infrastructure developments. State planning controls that allow clearing for bushfire protection and development with increased footprints also contribute.

The urban tree canopy includes a variety of tree types and is a key form of green infrastructure most effective in combatting the UHI effect. It is complemented by other forms of green cover including hedges, grass footpaths and garden beds, green roofs and walls. Water sensitive urban design measures also cool urban environments such as bio-retention, water quality ponds, raingardens and swales (see P1).

A number of studies, including Council's draft Urban Tree Canopy Plan, and the principles of the Greener Places Policy will guide our efforts to increase the urban tree canopy and green cover. We will develop urban tree canopy targets and focus efforts to reduce the UHI effect in urbanised areas such as strategic centres, industrial areas and Pittwater Road. We will implement our program to plant 5,000 trees per year and manage illegal tree clearing on private land through enforcement and compliance activities.

Greater Sydney and local green grid

The Greater Sydney Green Grid is the NSW Government's long-term vision for a network of high quality green areas that connect town centres, public transport networks and major residential areas. It is made up of four layers of green infrastructure (or grids): the hydrological or blue grid (see P1), the ecological grid (see P1 and P2), the recreational grid (see P6) and the agricultural grid (see P4).

In the Northern Beaches, priority Greater Sydney Green Grid projects include:

- recreational access improvements to coastal lagoons
- links from the Northern Beaches Hospital Precinct to Narrabeen Lagoon
- the Coast Walk from Palm Beach to Manly
- establishing street trees and increased building setbacks along Pittwater Road.

These projects are subject to feasibility and environmental assessment. We do not support recreational access to Dee Why Lagoon, identified in the North District Plan, due to its status as wildlife refuge.

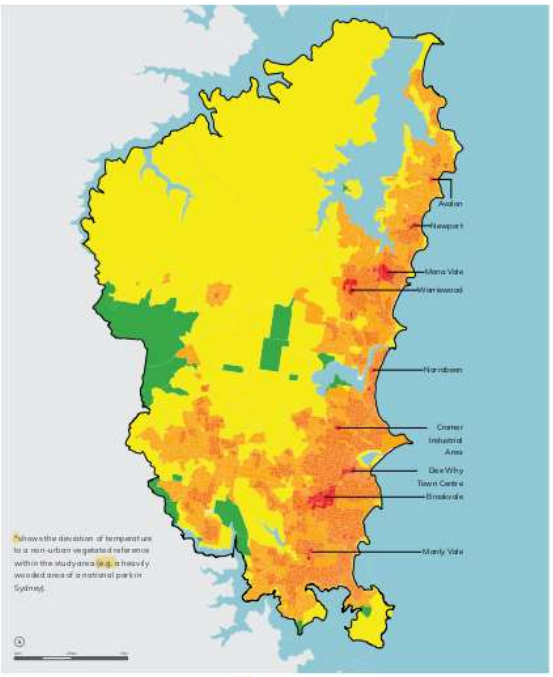
We will identify, create and protect a local green grid through the planning system to complement the Greater Sydney Green Grid and expand connections such as tree-lined streets, bushland corridors, waterways, parks and open spaces.

Suburban area target: >40%
...
Endnote 12
...
- Based on international and national best practice precedents
- Urban residential (medium to high density) and light commercial areas
...
Notes:
- Council will consider higher targets to maintain areas of existing high tree canopy coverage including some residential areas as well as rural and environmental living zones
- Meeting the above targets will contribute to the 40% urban tree canopy target for metropolitan Sydney (currently 21%).
...
Endnote 11

Status
coullr None 16/01/2020 9:28:48 AM

Map 1
Northern Beaches Urban Heat Island 3

2



Legend

Urban Heat Island 2016
Deviation from reference*

- Cooler than reference
- 0 - 3 degrees warmer
- 3 - 6 degrees warmer
- 6 - 9 degrees warmer
- Warmer than 9 degrees

Principles

- Create a resilient, interconnected urban tree canopy across the Northern Beaches.
- 6 ain mature trees and use innovative measures to do so for new infrastructure and development.
- 9 prove tree health and diversity and use local native tree species where possible.
- Offset tree canopy loss by planting a minimum of two trees for any one tree removed from public and private land.
- 5 orporate other forms of green cover where space for trees is limited.
- 7 duce the urban heat island effect by increasing the urban tree canopy and green cover, incorporating water sensitive urban design and 8 proving building design
- 10 e new development contributes and connects to the local green grid.

No.	Action	Time	Partner
5.1	Implement the Urban Tree Canopy Plan, including the protection of 11 trees and tree-lined areas	S	
5.2	Investigate area and land use-specific tree canopy and green cover targets, based on the Government Architect NSW's proposed targets, prioritising areas with low canopy cover, socio- economic disadvantage and high levels of 13 heat	I	12
14	Develop LEP and DCP controls for urban tree canopy and urban heat, including deep soil requirements, landscaped open space and increased front building setbacks in narrow road corridors	I	
16	Prepare design guidelines to inform LEP and DCP controls, including requirements for roof colours, wind circulation, green roofs, green walls and water sensitive urban design	I	NSPD 15
5.5	Investigate the feasibility of Greater Sydney GreenGrid projects, identify a local green grid, and protect and enhance these grids in the new planning framework	S	GA DPIE

Page: 33

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:47 AM
Amend text:
7

Number: 2 Author: coullr Subject: Sticky Note Date: 11/02/2020 1:37:23 PM
New map:
Map 6 - Northern Beaches tree canopy per suburb
...
Endnote 13
...
Note: This map is based on 2019 LiDAR data analysis of Northern Beaches tree canopy coverage. This differs from the tree canopy data referenced in the Greater Sydney Commission's Pulse of Greater Sydney 2019, based on aerial photos from 2016

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 1:36:31 PM
Endnote 14

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 1:42:39 PM
Amend principle:
healthy and interconnected

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 1:44:51 PM
Amend principle:
Integrate the design of green, blue and grey infrastructure in support of the urban tree canopy.

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 1:43:16 PM
Amend principle:
Protect, maintain and enhance the existing urban tree canopy, including mature trees.

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 2:14:32 PM
Amend principle:
Reduce exposure to UV radiation and

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 2:14:45 PM
Amend principle:
improving infrastructure and building design.

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 1:44:14 PM
Amend principle:
Provide a diverse range of species of varying families and genera, prioritising local native tree, shrub and ground cover species where possible.

Number: 10 Author: Suzy.Lawrence Subject: Highlight Date: 11/02/2020 1:54:50 PM
Amend principle:
Provide habitat for wildlife and connect to the local green grid including wildlife corridors.

Number: 11 Author: coullr Subject: Highlight Date: 22/01/2020 11:54:26 AM
Amend action:
Delete 'iconic'

Number: 12 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:15:30 PM
Add partner:
Cancer Institute NSW

Number: 13 Author: coullr Subject: Highlight Date: 16/01/2020 2:15:40 PM
Amend action:
heat and UV radiation

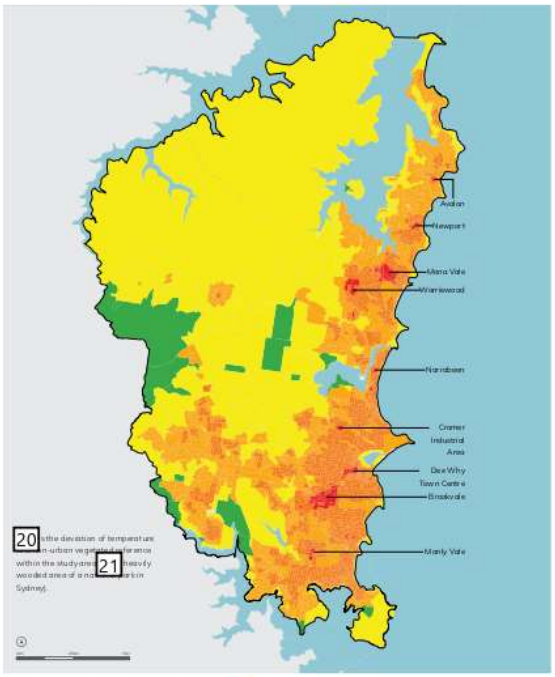
Number: 14 Author: coullr Subject: Highlight Date: 22/01/2020 11:54:40 AM
Amend action:
Delete this action

Number: 15 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:16:10 PM
Add partner:
Cancer Institute NSW

Number: 16 Author: coullr Subject: Highlight Date: 22/01/2020 11:54:51 AM
Update text:
5.3

Comments from page 33 continued on next page

Map 8
Northern Beaches Urban Heat Island[11]



Legend

Urban Heat Island 2016
Deviation from reference[9]

- Cooler than reference
- 0 - 3 degrees warmer
- 3 - 6 degrees warmer
- 6 - 9 degrees warmer
- Warmer than 9 degrees

Principles

- Create a resilient, interconnected urban tree canopy across the Northern Beaches.
- Retain mature trees and use innovative measures to do so for new infrastructure and development.
- Improve tree health and diversity and use local native tree species where possible.
- Offset tree canopy loss by planting a minimum of two trees for any one tree removed from public and private land.
- Incorporate other forms of green cover where space for trees is limited.
- Reduce the urban heat island effect by increasing the urban tree canopy and green cover, incorporating water sensitive urban design and improving building design.
- Ensure new development contributes and connects to the local green grid.

No.	Action	Time	Partner
5.1	Implement the Urban Tree Canopy Plan, including the protection of iconic trees and tree-lined areas	S	
5.2	Investigate area and land use-specific tree canopy and green cover targets, based on the Government Architect NSW's proposed targets, prioritising areas with low canopy cover, socio- economic disadvantage and high levels of urban heat	I	
5.3	Develop LEP and DCP controls for urban tree canopy and urban heat, including deep soil requirements, landscaped open space and increased front building setbacks in narrow road corridors	I	
5.4	17 ree design guidelines to inform LEP and DCP controls, including requirements for roof [illegible], wind circulation, green roofs, green walls and water sensitive urban design	I	NSP[illegible]
18	Investigate the feasibility of Greater Sydney GreenGrid projects, identify a local green grid, and protect and enhance these grids in the new planning framework	S	19 PIE

Number: 17 Author: coullr Subject: Highlight Date: 17/01/2020 9:41:52 AM

Amend action (now A5.3):
Prepare design guidelines and develop LEP and DCP controls for urban tree canopy, urban heat and UV radiation. Tree canopy to be addressed by tree replacement ratio, deep soil requirements, landscaped area requirements and increased front building setbacks in road corridors. Urban heat to be addressed by requirements for roof colours, cool pavements, wind circulation, green roofs, green walls and water sensitive urban design. UV radiation to be addressed by well-designed built and natural shade

Number: 18 Author: coullr Subject: Highlight Date: 22/01/2020 11:55:03 AM

Update text:
5.4

Number: 19 Author: coullr Subject: Highlight Date: 16/01/2020 2:16:43 PM

Add partners:
Office of Sport
Sydney Water

Number: 20 Author: coullr Subject: Highlight Date: 11/02/2020 1:45:42 PM

Change to note

Number: 21 Author: coullr Subject: Highlight Date: 22/01/2020 11:55:21 AM

Update infographic:
(for example,

Priority 6
High quality open space for recreation

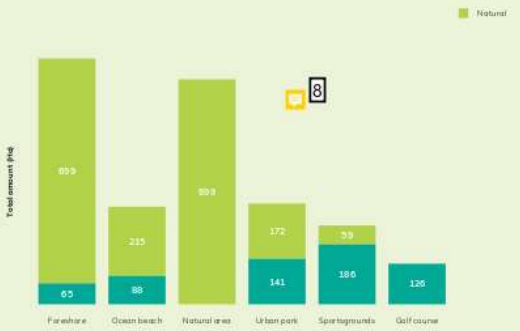
Sport and recreation, as a central part of the Northern Beaches lifestyle, requires easy access to open space that supports leisure for fun, relaxation or fitness. The LGA's open space is a key form of social infrastructure (see P11) that forms the recreational grid and includes:

- **natural areas** that are primarily protected for conservation but also serve secondary recreational uses including walking, cycling, horse trails and picnic areas
- **ocean beaches and foreshores** either developed for recreation or with natural areas like dunes or riparian vegetation
- **urban parks** for active, outdoor and recreation activities with some containing natural areas like habitat reserves
- 3 **sportsgrounds** for organised sport including courts and greens, with some containing natural areas
- **golf courses** that are Council-owned and constitute public open space.

4 While the Northern Beaches' natural areas provide opportunities for recreation, forward planning must provide formalised parks and sporting areas in response to urban populations. Safe and walkable access to open space must also be considered, with benchmarks provided in the *North District Plan*.

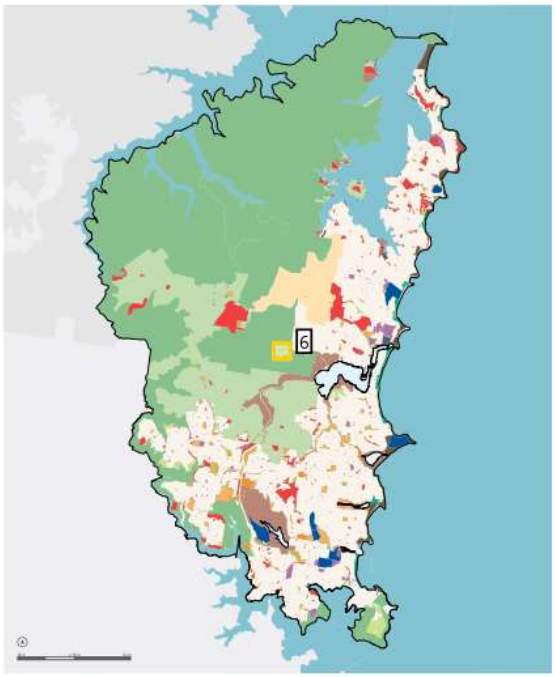
5

Figure 34
Summary of open space on the Northern Beaches, ~~excluding natural areas~~ 7



8

Map 1 Northern Beaches open space 2



6

Legend
- Urban area
- Inglesside Growth Area
- National park
- Other major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Foreshore
- Foreshore with natural area
- Golf courses
- Natural
- Ocean beach
- Ocean beach with natural areas
- Sportsground
- Sportsground with natural area
- Urban parks
- Urban park with natural area
- Waterbodies

Page: 34

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:41 AM
Amend text:
8

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 1:56:18 PM
Endnote 15

Number: 3 Author: Suzy.Lawrence Subject: Highlight Date: 20/01/2020 4:05:58 PM
Amend text:
- public parks, including formalised spaces for civic, outdoor or recreation activities
- sporting areas for organised sports, including sportsgrounds, courts and greens
- golf courses.

The Northern Beaches also has access to extensive natural areas that are primarily protected for conservation but may also serve secondary recreational uses including walking, cycling, horse trails and picnic areas. These natural areas are located in public parks, sporting areas and golf courses, with a significant proportion located within:
- national parks, State parks and habitat reserves owned and managed by Council
- beaches and foreshores, including headlands, dunes or riparian vegetation.

Number: 4 Author: Suzy.Lawrence Subject: Highlight Date: 13/02/2020 1:24:15 PM
Amend text:
As the population grows, the ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. Quality of open space is considered more important than quantity, with people more likely to be active and engage with the outdoors if they have access to clean, well-maintained, shaded, and visually appealing spaces and pathways.

Although the Northern Beaches has a high proportion of homes within a 400m walk to open space (78%), Council's initial high level analysis has identified areas which may be considered to have poor access to open space including:
- urban high-density residential areas outside a 200m buffer to open space including parts of: Dee Why, Collaroy, Queenscliff, Manly Vale, Fairlight and Balgowlah.
- urban residential areas outside a 400m buffer to open space including parts of: Avalon Beach, Newport, Warriewood, Wheeler Heights, Seaforth, Collaroy Plateau and Freshwater
...
Endnote 11 (after 78%)
Endnote 16 (after Freshwater)

Number: 5 Author: Suzy.Lawrence Subject: Sticky Note Date: 16/01/2020 2:25:09 PM
Add text:
2,313 hectares of the Northern Beaches' available open space is currently owned or managed by Council. Residents and visitors also access privately owned open space for recreation including golf courses, gun clubs, bowling clubs, tennis clubs and horse arenas.

Number: 6 Author: coullr Subject: Sticky Note Date: 20/01/2020 4:06:41 PM
Amend map:
- Replace with new open space categories
- Show schools as potential opportunities for future shared use
- New MRA layer
- Add strategic centre labels
- Add State park layer
...
Note: This map includes some privately owned open space used for recreation (for example, golf courses and bowling clubs). Categories may be revisited following a detailed audit.

Number: 7 Author: coullr Subject: Cross-Out Date: 22/01/2020 11:55:54 AM
Update infographic:
Delete text

Number: 8 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:25:57 PM
Amend infographic, replace with new data to match new map and recent audit:
- National Park
- Natural area
- Golf course
- Sporting areas
- Beach and foreshore
- Public Park
....
Note: these figures are approximate and may vary based on a detailed audit.

Comments from page 34 continued on next page

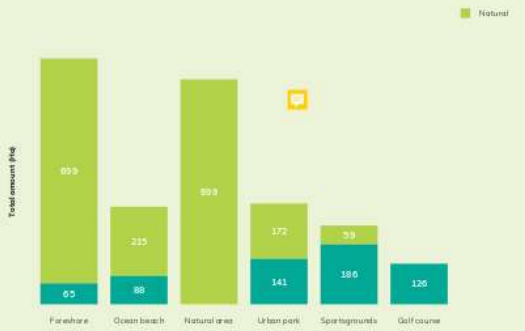
Priority 6
High quality open space for recreation

Sport and recreation, as a central part of the Northern Beaches lifestyle, requires easy access to open space that supports leisure for fun, relaxation or fitness. The LGA's open space is a key form of social infrastructure (see P11) that forms the recreational grid and includes:

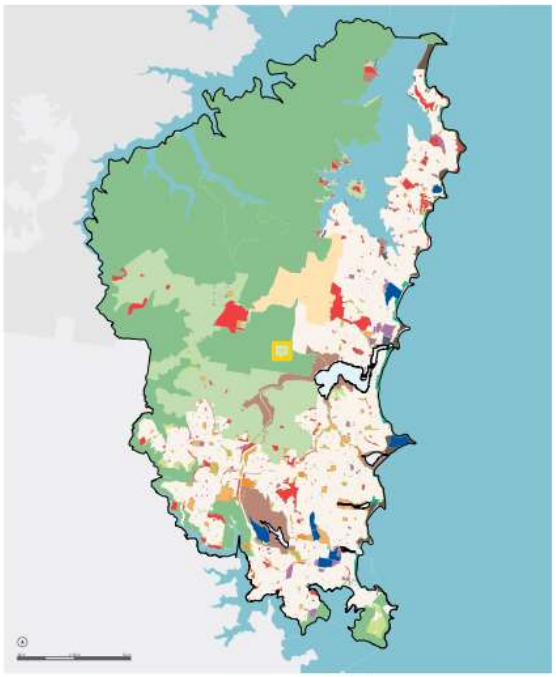
- **natural areas** that are primarily protected for conservation but also serve secondary recreational uses including walking, cycling, horse trails and picnic areas
- **ocean beaches and foreshores** either developed for recreation or with natural areas like dunes or riparian vegetation
- **urban parks** for active, outdoor and recreation activities with some containing natural areas like habitat reserves
- **sportsgrounds** for organised sport including courts and greens, with some containing natural areas
- **golf courses** that are Council-owned and constitute public open space.

While the Northern Beaches' natural areas provide opportunities for recreation, forward planning must provide formalised parks and sporting areas in response to urban populations. Safe and walkable access to open space must also be considered, with benchmarks provided in the *North District Plan*.

Figure 34
Summary of open space on the Northern Beaches, ~~excluding national parks~~[1]



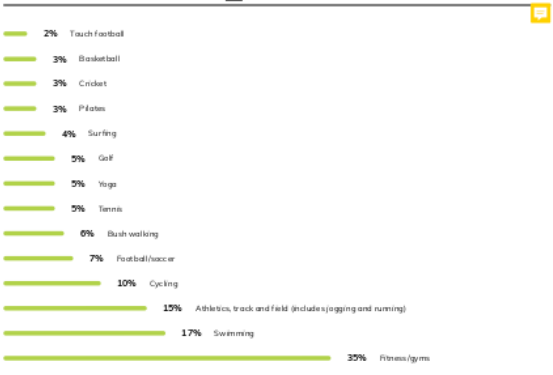
Map 7
Northern Beaches open space[1]



Number: 9 Author: coullr Subject: Sticky Note Date: 20/01/2020 4:07:34 PM

Amend map legend:
- Future MRA investigation area
- Update open space categories:
    - sporting area
    - golf course
    - golf course (private)
    - public park
    - beach and foreshore
    - natural area
- Strategic centre dots
- Schools (future potential opportunity for shared use)
- State parks

Figure 35
Top 15 sport and recreation activities for residents in NSW



With limited resources and land for open space, we need to seek maximum return from investment by planning for flexible open space that responds to trends such as more individual-based activity (walking, swimming, athletics or cycling) or demographic changes (for example, from part-time workers, retirees or families). Present estimates predict a 40-hectare shortfall of land for sport by 2031 and demand on regional open space, such as beaches, will increase.

In addition to implementing the Northern Beaches Sportsgrounds Strategy (2017) and planning for new open space in Frenchs Forest Planned Precinct, further LGA-wide studies will identify innovative and collaborative solutions to address competing demands. These include:

- **conversion of single-use open space:** by creating multi-functional spaces to increase sport and recreation use of golf courses, Crown land and schools, as identified in the Sportsground Strategy
- **disposal of assets:** selling underutilised assets to enable investment in new open space and facilities
- **value capture:** exchanging the uplift achieved through development for public open space
- **innovative models and partnerships:** facilitating shared use of existing public and private facilities or partnering with the private sector to build new sporting facilities
- **improving access to natural open space and the local green grid:** formalising trails and infrastructure in natural areas subject to environmental assessments
- **public and green space in built-up areas:** considering strategies such as rooftop parks and sports courts, plazas, wide street verges and the conversion of road space, especially in areas of under-supply such as Brookvale and Dee Why.

Principles

- Improve the provision, diversity and quality of open space for recreation.
- Design open space to be flexible, versatile, multifunctional and fit for purpose.
- Ensure open space responds to demand and meets diverse community needs.
- Use open space to connect people to nature.
- Ensure new open space contributes to, connects and enhances the local green grid.
- Design sustainable open space that considers lifecycle costs, management and maintenance.
- Encourage collaboration and partnerships to promote shared use.
- Support rooftop parks, increased building setbacks and conversation of road space in built-up areas.
- Design vibrant, accessible and interactive open spaces.
- Ensure access to natural open space and waterways is sustainable so that these areas are preserved for the future.
- Locate all new residential development within 400m of open space and all high density areas within 200m of open space.

No.	Action	Time	Partner
6.1	Prepare LGA-wide studies including a social infrastructure and open space study and an open space and recreation strategy	I	
6.2	Develop LEP and DCP controls that respond to the findings of the above studies and improve open space provision, connect to the local green grid, and manage conflicts including the use of environmental protection zones for natural open spaces	I	
6.3	Implement the Sportsground Strategy by reallocating grounds to maximise use; facilitating shared use of school fields; and upgrading selected sports grounds either through reconfiguration, drainage and lighting improvements and/or synthetic fields	S	DOE
6.4	Deliver new open space in Frenchs Forest Planned Precinct (see P23)	M	DPIE DOE
6.5	Investigate the provision of sports fields in new housing development areas including Warriewood Valley and potentially Ingleside	S	DPIE

Page: 35

Number: 1 Author: coullr Subject: Highlight Date: 11/02/2020 2:01:54 PM
Endnote 15

Number: 2 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:00:08 PM
Add two new maps:
...
Map 9 - Northern Beaches high-density residential areas further than 200m from open space
...
Endnote 16
...
Show lots >60 dwellings/ha outside of 200m from open space:
- Collaroy
- Dee Why
- Queenscliff
- Manly
- Fairlight
- Balgowlah
- Manly Vale
...
Map 10 - Northern Beaches residential areas further than 400m from open space
...
Endnote 16
...
Show urban residential areas >400m to open space:
- Avalon
- Newport
- Mona Vale
- Warriewood
- Collaroy Plateau
- Wheeler Heights
- Freshwater
- Seaforth
....
Note: This map is based on spatial analysis of access to Northern Beaches open space using buffer areas. This differs from the pedshed data referenced in the Greater Sydney Commissions's Pulse of Greater Sydney 2019, based on the Department of Planning and Environment's Public Open Space Audit 2016.

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 2:30:33 PM
Fix typo

Number: 4 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:02:25 PM
New principle:
Ensure developments result in no net loss of public open space.

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 2:27:55 PM
Amend principle:
Ensure new residential development is located within 400m of open space and high density areas within 200m of open space.

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:28:11 PM
Add partners:
DPIE
Office of Sport
Sydney Water

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 2:02:49 PM
Amend principle:
Delete text

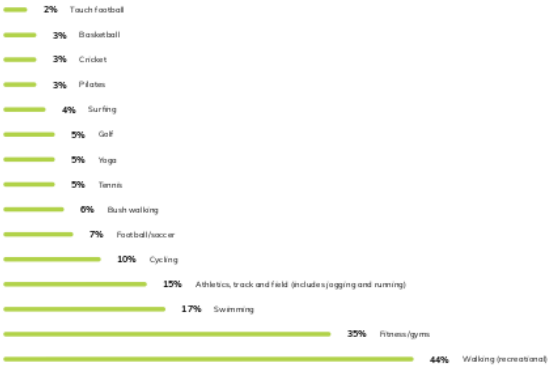
Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 2:28:22 PM
Amend action:
improve provision of open space and recreation (such as, innovative sports facilities inclusion in new developments),

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 2:28:37 PM
Amend text:
public parks and sporting areas,

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 2:28:51 PM
Amend action:
, for example, by applying environmental protection zones to natural open spaces

Comments from page 35 continued on next page

Figure 35
Top 15 sport and recreation activities for residents in NSW[12]



With limited resources and land for open space, we need to seek maximum return from investment by planning for flexible open space that responds to trends such as more individual-based activity (walking, swimming, athletics or cycling) or demographic changes (for example, from part-time workers, retirees or families). Present estimates 12 ts a 40-hectare shortfall of land for sport by 2041 and demand on regional open space, such as beaches, will increase.

In addition to implementing the Northern Beaches Sportsgrounds Strategy (2017) and planning for new open space in Frenchs Forest 14 ed Precinct, further LGA-wide studies will identify innovative and collaborative solutions to address competing demands. These include:

- **conversion of single-use open space:** by creating multi-functional spaces to increase sport and recreation use of golf courses, Crown land and schools, as identified in the Sportsground Strategy
- **disposal of assets:** selling underutilised assets to enable investment in new open space and facilities
- **value capture:** exchanging the uplift achieved through development for public open space
- **innovative models and partnerships:** facilitating shared use of existing public and private facilities or partnering with the private sector to build new sporting facilities
- **improving access to natural open space and the local green grid:** formalising trails and infrastructure in natural areas subject to environmental assessments
- **public and green space in built-up areas:** considering strategies such as rooftop parks and sports courts, plazas, wide street verges and the conversion of road space, especially in areas of under-supply such as Brookvale and Dee Why.

Principles

- Improve the provision, diversity and quality of open space for recreation.
- Design open space to be flexible, versatile, multifunctional and fit for purpose.
- Ensure open space responds to demand and meets diverse community needs.
- Use open spa[illegible] connect people to nature.
- Ensure new open space contributes to, connects and enhances the local green grid.
- Design sustainable open space that considers lifecycle costs, management and maintenance.
- Encourage collaboration and partnerships to promote shared use.
- Support rooftop parks, increased building setbacks and conversation of road space in built-up areas.
- Design vibrant, accessible and interactive open spaces.
- Ensure access to natural open space and waterways is sustainable so that these areas are preserved for the future.
- Locate all new residential devopment within 400m of open space and all high density areas within 200m of open space.

No.	Action	Time	Partner
6.1	Prepare LGA-wide studies including a social infrastructure and open space study and an open space and recreation strategy	I	
6.2	Develop LEP and DCP controls that respond to the findings of the above studies and improve open space provision, connect to the local green grid, and manage conflicts including the use of environmental protection zones for natural open spaces	I	
6.3	Implement the Sportsground Strategy by reallocating grounds to maximise use; facilitating shared use of school fields; and upgrading selected sports grounds either through reconfiguration, drainage and lighting improvements and/or synthetic fields	S	11
6.4	Deliver new open space in Frenchs Fores 13 ed Precinct (see P23)	M	DPIE DOE
6.5	Investigate the provision of sports fields in new housing development areas including Warriewood Valley and potentially Ingleside	S	DPIE

Number: 11 Author: coullr Subject: Highlight Date: 16/01/2020 2:29:07 PM

Add partners:
Office of Sport
independent schools

Number: 12 Author: coullr Subject: Highlight Date: 16/01/2020 2:29:18 PM

Amend text:
predict a 41-hectare

Number: 13 Author: coullr Subject: Highlight Date: 16/01/2020 2:29:27 PM

Amend action:
strategic centre

Number: 14 Author: coullr Subject: Highlight Date: 16/01/2020 2:29:44 PM

Amend text:
strategic centre,

Efficiency

Reducing emissions requires new approaches to managing growth and development and increased efficiencies in managing energy, water and waste.

We will improve environmental standards and compliance in new and existing developments and support the global push for net zero carbon buildings. We will explore and invest in technologies and processes such as renewable energy and waste management that deliver long-term environmental benefits.

Planning priority

- **Priority 7**
  A low-carbon community, with high energy, water and waste efficiency

Priority 7

A low-carbon community, with high energy, water and waste efficiency

The Northern Beaches LGA emitted almost two million tonnes of greenhouse gas emissions from electricity (56%), transport (29%), waste (8%) and gas (7%) in 2016-17 [1]. In the same year, almost half of the LGA's water supply (46%) [2] sourced by remote dams and treated to drinking water standards, was used for non-drinking uses such as toilet flushing, laundry and irrigation.

[3]

Land use and the built environment contributes to carbon emissions and water use as it influences how people live, move and use resources. Residential dwellings contribute to the majority of the LGA's carbon emissions (63%), mainly from electricity and transport. Average emissions and water-use per dwelling are lower in higher density areas in Manly, Dee Why and Narrabeen compared to areas with detached housing.

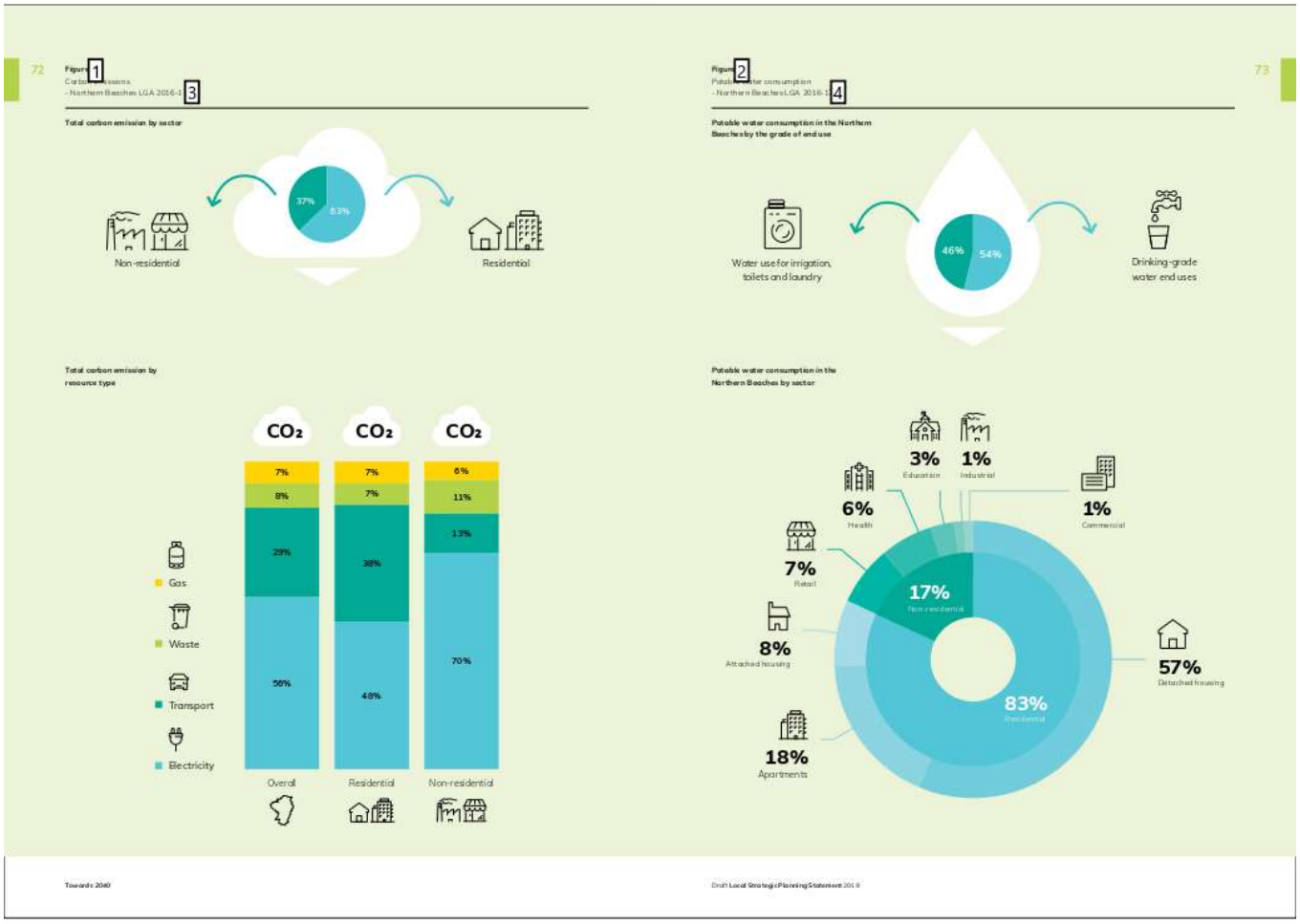
Source hydroponics, Curracwong

Page: 36

Number: 1 Author: coullr Subject: Highlight Date: 11/02/2020 2:03:23 PM
Endnote 17

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:03:44 PM
Endnote 17

Number: 3 Author: coullr Subject: Sticky Note Date: 22/01/2020 10:11:45 AM
Add new infographic:
Figure 36 - Northern Beaches Council resource use aspirations and commitments
...
2021
Sustainability certification for new developments in strategic centres, employment hubs and areas subject to urban intensification (for example, Green Star Rating Tool, Passive House or recognised equivalent) (T)
....
2030
All suitable sites powered by renewable energy (C)
New zero carbon emissions (A)
All new buildings being net zero emissions (A)
50% of suitable premises with solar panels installed (C)
....
2040
60% reduction carbon emissions (C)
10% reduction in drinking water use (C)
85% diversion of waste from landfill (C)
90% recycling of construction waste (C)
>50% reduction of carbon emissions (C)
85% diversion of waste from landfill (C)
Maintaining or reducing overall drinking water use in our community (C)
Reducing the rate of waste generation per person (C)
Reduction single use plastics (C)
...
2045
Net zero emissions (C)
...
2050
Net zero emissions (C)
....
Legend:
Council operations
Community
A = Protect. Create. Live aspiration
C = Protect. Create. Live. commitment
T = Towards 2040 LEP and DCP action


72
1
3
Total carbon emission by sector
37%
63%
Non-residential
Residential
Total carbon emission by resource type
CO2
CO2
CO2
7%
8%
29%
56%
7%
7%
38%
48%
6%
11%
13%
70%
Gas
Waste
Transport
Electricity
Overall
Residential
Non-residential
Towards 2040
73
2
4
Potable water consumption in the Northern Beaches by the grade of end use
46%
54%
Water use for irrigation, toilets and laundry
Drinking-grade water end uses
Potable water consumption in the Northern Beaches by sector
3%
Education
1%
Industrial
6%
Health
1%
Commercial
7%
Retail
17%
8%
Attached housing
57%
Detached housing
83%
18%
Apartments
Draft Local Strategic Planning Statement 2019

Page: 37

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:38 AM
Amend text:
37

Number: 2 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:34 AM
Amend text:
38

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:04:15 PM
Endnote 17

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 2:04:53 PM
Endnote 17

Figure 1
Towards 2040 efficiency actions and sustainable buildings and businesses snapshot

We want to be a leader in sustainable resource use; our new LEP and DCP must encourage efficiencies, especially in the built environment. Opportunities include:

- **precinct-scale efficiencies** such as using renewable energy across multiple buildings; consolidating freight, waste collection, re-use and recycling facilities (see P21); or introducing stormwater harvesting and wastewater recycling (see P1)
- **more compact settlements** including walkable suburbs serviced by public transport to reduce reliance on private vehicles and transport emissions (see P15 and P19-21)
- **smart technology and infrastructure** to improve energy, water, waste and transport efficiencies, such as smart energy management systems, smart bins, and shared transport including car share, e-bikes or autonomous vehicles
- **improving building standards and retrofits** through passive design and infrastructure such as renewable energy and storage capacity; dual reticulation for recycled water; electric vehicle charging; carbon neutral products; adaptable car parking; and measures to address UHI including green cover and reflective materials (see P5).

We are advocating for a Green Star Communities rating for 11 ed precincts, such as Frenchs Forest, as new developments provide the greatest opportunities for change. We will prioritise low-carbon, high-efficiency precincts in strategic centres, employment hubs, and areas subject to urban intensification in the short term, as densely populated suburbs provide the best opportunities to reduce emissions.

We will be guided by commitments 17 tect, Create, Live, including projects and programs to educate the community and encourage retrofits. Aspirations in Move will guide a reduction in transport emissions. We support the global Net Zero Carbon Buildings Commitment and will work with the NSW Government to introduce improved building standards. We have measured the community's baseline carbon emissions and water profile and will continue to monitor progress.

Northern Beaches Council as a sustainability leader 2

- Bronze partner of the NSW Government's Sustainability Advantage program.
- 4 ting upgrades at buildings, car parks and sports fields, heating and cooling system upgrades.
- Solar power installations on Council buildings, including Cromer and Belgowlah depots.
- Low-energy LED residential streetlights that reduce carbon emissions by 3,000 tonnes a year.
- Smarter, greener, safer, cleaner waste collection service that reduces emissions by 43,200 tonnes a year.
- Cromer Park Water Harvesting Scheme; 6 turing and treating water through 8 -retention system and UV filtration 7 using it for irrigation 7 turing pesticides and fertilisers on use.
- 9 ing an ambitious target for half of all homes to be powered by solar by 2030.

Net Zero Carbon Buildings Commitment
The global Net Zero Carbon Buildings Commitment requires building owners, occupants, cities and states to create an energy-efficient built environment, powered by renewables, and to support decarbonisation of the grid. It recognises that technology exists to achieve net zero carbon buildings and supports the Paris Agreement, the World Green Building Council, C40 and the Climate Group, as part of the We Mean Business Coalition and the Green Building Council of Australia.

Page: 38

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:31 AM
Amend text:
39

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:42:19 PM
Amend text box, add new point:
Kimbriki Resource and Recovery Centre operates a sustainable living education centre and a buy back centre for re-usable items and repurposable materials.

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:05:29 PM
Amend infographic:
Centres

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 2:42:35 PM
Amend text box:
Lighting, heating and cooling upgrades at buildings, car parks and sports fields

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:50:44 PM
Amend infographic:
- Change icon shape to Northern Beaches
- Add 'facilitate circular economy outcomes (P7)' to LGA wide
- Add 'demand management initiatives' to LGA wide

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 2:45:05 PM
Amend text box:
using

Number: 7 Author: coullr Subject: Highlight Date: 22/01/2020 11:57:41 AM
Amend text box:
Delete

Number: 8 Author: coullr Subject: Highlight Date: 22/01/2020 11:57:34 AM
Amend text box:
Delete

Number: 9 Author: Suzy.Lawrence Subject: Highlight Date: 22/01/2020 11:57:50 AM
Amend text box:
Delete

Number: 10 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:45:48 PM
Add text:
- transitioning to a circular economy by prioritising and facilitating the reuse, repair and recycling of products and materials and reducing waste generation.

Number: 11 Author: coullr Subject: Highlight Date: 22/01/2020 11:58:13 AM
Amend text:
Delete

Number: 12 Author: coullr Subject: Highlight Date: 16/01/2020 2:47:40 PM
Amend text:
Sustainable energy,

Number: 13 Author: coullr Subject: Highlight Date: 11/02/2020 2:05:59 PM
Amend infographic:
Delete text

Number: 14 Author: coullr Subject: Highlight Date: 22/01/2020 11:58:38 AM
Amend infographic:
solutions

Number: 15 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 2:46:58 PM
Amend infographic:
Working Building,

Number: 16 Author: coullr Subject: Highlight Date: 22/01/2020 11:58:50 AM
Amend infographic:
developments

Number: 17 Author: coullr Subject: Highlight Date: 11/02/2020 2:06:49 PM
Add text:
in our Environment and Climate Change Strategy

Comments from page 38 continued on next page

Figure 38
Towards 2040 efficiency actions and sustainable buildings and businesses snapshot

Efficiency actions

- Energy, water and sewerage infrastructure improvements (P4)

- Reduce parking rates (P21)
- Improve public transport (P19, P20)
- Improve active transport (P20)
- Encourage car share (P20, P21)
- Facilitate innovative, sustainable industries (P22)
- Promote compact settlements (P7, P15, P16)
- Sustainability certification for new buildings (P7)

- Promote compact settlements (P7, P15, P16)
- Sustainability certification for new buildings (P7)

- Low-carbon, high-efficiency precinct (P7, P23)
- Green Star Community (P7, P23)
- Water smart city (P5)

- Blackmores, Warriewood
- Col Crawford, Brookvale
- Lifestyle Building, Brookvale
- Four Pines, Newport

- Improve building standards and retrofits (P7)
- Increase uptake of renewable energy (P7)
- Support smart technology (P7)
- Promote precinct-scale efficiencies (P7)

We want to be a leader in sustainable resource use; our new LEP and DCP must encourage efficiencies, especially in the built environment. Opportunities include:

- **precinct-scale efficiencies** such as using renewable energy across multiple buildings; consolidating freight, waste collection, re-use and recycling facilities (see P21); or introducing stormwater harvesting and wastewater recycling (see P1)
- **more compact settlements** including walkable suburbs serviced by public transport to reduce reliance on private vehicles and transport emissions (see P15 and P19-21)
- **smart technology and infrastructure** to improve energy, water, waste and transport efficiencies, such as smart energy management systems, smart bins, and shared transport including car share, e-bikes or autonomous vehicles
- **improving building standards and retrofits** through passive design and infrastructure such as renewable energy and storage capacity; dual reticulation for recycled water; electric vehicle charging; carbon neutral products; adaptable car parking; and measures to address UHI including green cover and reflective materials (see P5).

We are advocating for a Green Star Communities rating for planned precincts, such as Frenchs Forest, as new developments provide the greatest opportunities for change. We will prioritise low-carbon, high-efficiency precincts in strategic centres, employment hubs, and areas subject to urban intensification in the short term, as densely populated suburbs provide the best opportunities to reduce emissions.

We will be guided by commitments in Protect, Create, Live, including projects and programs to educate the community and encourage retrofits. Aspirations 18 we will guide a reduction in transport emissions. We support the global Net Zero Carbon Buildings Commitment and will work with the NSW Government to introduce improved building standards. We have 19 ured, the community's baseline carbon emissions and water profile and will continue to monitor progress.

Northern Beaches Council as a sustainability leader

- Bronze partner of the NSW Government's Sustainability Advantage program.
- Lighting upgrades at buildings, car parks and sports fields, heating and cooling system upgrades.
- Solar power installations on Council buildings, including Cromer and Belgowlah depots.
- Low-energy LED residential streetlights that reduce carbon emissions by 3,000 tonnes a year.
- Smarter, greener, safer, cleaner waste collection service that reduces emissions by 43,200 tonnes a year.
- Cromer Park Water Harvesting Scheme; recapturing and treating water, through a bio-retention system and UV filtration then using it for irrigation, capturing herbicides and fertilisers on site.
- Setting an ambitious target for half of all homes to be powered by solar by 2030.

Net Zero Carbon Buildings Commitment
The global Net Zero Carbon Buildings Commitment requires building owners, occupants, cities and states to create an energy-efficient built environment, powered by renewables, and to support decarbonisation of the grid. It recognises that technology exists to achieve net zero carbon buildings and supports the Paris Agreement, the World Green Building Council, C40 and the Climate Group, as part of the We Mean Business Coalition and the Green Building Council of Australia.

Number: 18 Author: coullr Subject: Highlight Date: 11/02/2020 2:07:22 PM
Add text:
in our Transport Strategy

Number: 19 Author: coullr Subject: Highlight Date: 22/01/2020 11:59:00 AM
Amend text:
measured the

Number: 20 Author: coullr Subject: Highlight Date: 16/01/2020 2:51:00 PM
Amend text:
developments

Principles

- Ensure new developments and retrofits demonstrate improved building standards and the achievement of a low-carbon development with high-efficiency in energy, water and waste.
- Reduce carbon emissions.
- Support precinct-based efficiency initiatives.
- Reduce the volume of waste and waste transport requirements.
- Support smart technology and infrastructure.
- Increase the uptake of renewable energy.

No.	Action	Time	Partner
7.1	Deliver Frenchs Forest Planned Precinct as a low-carbon, high-efficiency precinct and a Green Star Community (see P23)	S M L	DPIE DOE
7.2	Identify opportunities for precinct-scale efficiencies, compact settlements, smart technology and infrastructure and better building standards and retrofits in the environment study, employment study and local housing strategy		
7.3	Develop LEP and DCP controls based on the studies and require a Green Star, NABERS or similar compliance rating for new buildings in strategic centres, employment hubs and areas subject to urban intensification	I	
7.4	Improve building standards for residential and non-residential buildings and relevant infrastructure, support the push for net zero carbon buildings, and monitor progress	S	DPIE GBCA
7.5	As part of Protect, Create, Live and Move, develop action plans for public transport, sustainable living and green neighbourhoods	S M L	
7.6	Investigate the establishment of Australia's first Urban Night Place in Palm Beach, addressing public lighting, light pollution and energy consumption	S	

Northern Beaches new waste collection service

Page: 39

Number: 1 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:51:12 PM
New principle:
Increase alternative water supplies to decrease dependency on distributed potable water.

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 2:51:28 PM
Amend principle:
precinct-scale

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:07:50 PM
Amend principle:
Reduce the volume of waste to landfill and waste transport requirements.

Maximise re-use and recycling to support a circular economy.

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 2:52:47 PM
Amend action:
strategic centre

Number: 5 Author: coullr Subject: Highlight Date: 20/01/2020 4:10:49 PM
Amend action:
efficiencies, renewable energy projects, circular economy outcomes,

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 2:53:28 PM
Change timing:
O

Number: 7 Author: coullr Subject: Highlight Date: 22/01/2020 10:12:05 AM
Amend action:
Develop LEP and DCP controls to improve, energy, water and waste efficiencies in new developments and require developments in strategic centres, employment hubs and areas subject to urban intensification to provide an independent sustainability certificate such as the Green Star rating Tool, Passive House or recognised equivalent (threshold to be developed)

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 2:08:28 PM
Amend action:
of our Environment and Climate Change Strategy

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 2:09:00 PM
Amend action:
and our Transport Strategy

Number: 10 Author: coullr Subject: Sticky Note Date: 22/01/2020 11:59:31 AM
Amend action:
Move this action to Priority 8

Resilience

1 silience to natural hazards is becoming increasingly important as the climate changes.

We will continue to improve 4 ural hazard management and mitigation activities and focus 5 disaster risk reduction to protect people's lives and property, the economy and the natural environment.

Planning priority

- Priority 8
  7 ater community resilience to natural hazards and climate change.

Priority 8

2 eater community resilience to natural hazards and climate change

The Northern Beaches is vulnerable to natural hazards as a result of past planning decisions and its interface with the natural environment. These hazards include 6 fire, flooding, landslip, coastal erosion and storms. Recent examples include the 1994 8 fires in Terrey Hills, Ingleside and Elanora Heights and the 2016 east coast low and king tide that caused severe damage and coastal erosion at Collaroy, power outages and the evacuation of residential properties.

As the climate changes, exposure to natural hazards will increase. Heatwaves, heavy rainfall and severe 9 fire conditions are already more frequent and more intense. Storm surges, sea-level rise and 11 ased flooding will affect properties and infrastructure along the coast.

12 et, Create, Live outlines our commitment to build resilience in the community and natural and built environments. 13 collaborate with several partners to 16 best practice incident management and awareness.

The new LEP and DCP will incorporate natural environment protections and shape the built environment to foster connected and sustainable communities that are not only resilient to natural 16 ds but also 17 shocks and stresses, such as pollution, disease, cyber or terror attacks and social unrest.

Resilience 3 s the capacity of individuals, communities, businesses and systems to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience.

Chronic stresses include homelessness and housing affordability, lack of access to public transport, family violence, climate change, structural inequity, and chronic food and water shortages.

Acute shocks are sudden, short-term events like major storms, floods, 10 fires, heatwaves, disease outbreaks, terrorism or cyber-attacks.

Existing projects

- Applying the Australasian Inter-Service Incident Management System (AIIMS) 14 laboration with emergency services and relevant agencies.
- Delivering the Australian Storm Wave Damage and Beach Erosion Early Warning System 15 laboration with the University of NSW and Bureau of Meteorology.
- Educating and engaging the community through the Get Ready Northern Beaches awareness program with the Department of Planning, Infrastructure and Environment.
- Coast and waterway projects including lagoon entrance management, sand nourishment, dune restoration and the Collaroy/Narrabeen sea wall to build coastal resilience.
- Incorporating the Frenchs Forest Climate Adaptation Plan and other strategic and structure planning activities in place planning.

Page: 40

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 2:55:21 PM
Amend text:
Adaptation to natural and urban hazards is becoming increasingly important as the climate changes and the population grows.

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 2:55:34 PM
Amend P8 title:
Adapted to the impacts of natural and urban hazards and climate change

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:13:23 PM
Endnote 18

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 2:55:44 PM
Amend text:
natural and urban

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 2:55:56 PM
Amend text:
on compliance and enforcement,

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 10:12:50 AM
Fix typo

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 2:56:07 PM
Amend P8 title:
Adapted to the impacts of natural and urban hazards and climate change

Number: 8 Author: coullr Subject: Highlight Date: 22/01/2020 10:12:31 AM
Fix typo

Number: 9 Author: coullr Subject: Highlight Date: 22/01/2020 10:13:03 AM
Fix typo

Number: 10 Author: coullr Subject: Highlight Date: 22/01/2020 10:13:34 AM
Fix typo

Number: 11 Author: coullr Subject: Sticky Note Date: 14/02/2020 3:42:14 PM
Add text:
A growing population will increasingly be exposed to urban hazards that result from past and present urban development activities, such as water, noise and air pollution as well as soil and groundwater contamination. These hazards are heavily influenced by land use, with major road corridors linked to air and noise pollution, industrial areas posing risk of stormwater contamination and residential areas contributing to smoke pollution, especially in winter. In the Metropolitan Rural Area, on-site wastewater systems are located in close proximity to natural waterways.

Declaration of Climate Emergency
Northern Beaches Council resolved on 27 August 2019 to join over 900 jurisdictions worldwide, including 35 Australian councils, and declare a state of Climate Emergency that requires immediate action by all levels of government.

Number: 12 Author: coullr Subject: Highlight Date: 11/02/2020 2:10:57 PM
Add text:
Our Environment and Climate Change Strategy, Protect

Number: 13 Author: coullr Subject: Sticky Note Date: 16/01/2020 2:56:37 PM
Add text:
We undertake proactive inspections, education programs and environmental auditing to ensure all reasonable and practicable measures are taken to minimise the generation of air and noise pollution and soil and groundwater contamination and its discharge into the environment.

Number: 14 Author: coullr Subject: Highlight Date: 22/01/2020 12:00:38 PM
Amend text box:
Delete

Number: 15 Author: coullr Subject: Highlight Date: 22/01/2020 12:00:48 PM
Amend text box:
Delete

Number: 16 Author: coullr Subject: Highlight Date: 16/01/2020 2:57:00 PM
Amend text:
and urban hazards

Number: 17 Author: Suzy.Lawrence Subject: Highlight Date: 16/01/2020 2:57:11 PM
Amend text:
chronic stresses and acute shocks

Comments from page 40 continued on next page

Resilience

Resilience to natural hazards is becoming increasingly important as the climate changes.

We will continue to improve natural hazard management and mitigation activities and focus on disaster risk reduction to protect people's lives and property, the economy and the natural environment.

Planning priority

- Priority 8
  Greater community resilience to natural hazards and climate change.

Priority 8

Greater community resilience to natural hazards and climate change

The Northern Beaches is vulnerable to natural hazards as a result of past planning decisions and its interface with the natural environment. These hazards include bushfire, flooding, landslip, coastal erosion and storms. Recent examples include the 1994 bushfires in Terrey Hills, Ingleside and Elanora Heights, and the 2016 east coast low and king tide that caused severe damage and coastal erosion at Collaroy, power outages and the evacuation of residential properties.

As the climate changes, exposure to natural hazards will increase. Heatwaves, heavy rainfall and severe bushfire conditions are already more frequent and more intense. Storm surges, sea-level rise and increased flooding will affect properties and infrastructure along the coast.

Protect, Create, Live outlines our commitment to build resilience in the community and natural and built environments. We collaborate with several partners to [illegible] best practice incident management and awareness.

The new LEP and DCP will incorporate natural environment protections and shape the built environment to foster connected and sustainable communities that are not only resilient to natural hazards but also urban shocks and stresses, such as pollution, disease, cyber or terror attacks and social unrest.

Resilience[14] is the capacity of individuals, communities, businesses and systems to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience.

Chronic stresses include homelessness and housing affordability, lack of access to public transport, family violence, climate change, structural inequity, and chronic food and water shortages.

Acute shocks are sudden, short-term events like major storms, floods, bushfires, heatwaves, disease outbreaks, terrorism or cyber-attacks.

Existing projects

- Applying the Australasian Inter-Service Incident Management System (AIIMS) in collaboration with emergency services and relevant agencies.
- Delivering the Australian Storm Wave Damage and Beach Erosion Early Warning System in collaboration with the University of NSW and Bureau of Meteorology.
- Educating and engaging the community through the Get Ready Northern Beaches awareness program with [illegible] Department of Planning, Infrastructure and Environment.
- [illegible] and waterway projects including lagoon entrance management, sand nourishment, dune restoration and the Collaroy/Narrabeen sea wall [illegible] and coastal resilience.
- [illegible]porating the Frenchs Forest Climate [illegible]ptation Plan and other strategic and structure planning activities in [illegible] place planning.

Number: 18 Author: Suzy.Lawrence Subject: Sticky Note Date: 14/02/2020 2:49:00 PM
Update image

Number: 19 Author: coullr Subject: Highlight Date: 16/01/2020 2:57:31 PM
Amend text box:
DPIE and NSW Office of Emergency Management.

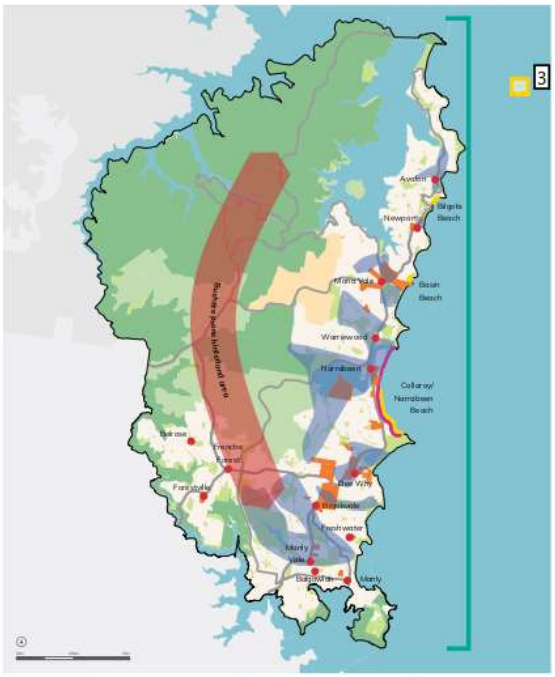
Number: 20 Author: coullr Subject: Highlight Date: 11/02/2020 2:14:04 PM
Amend text box:
Building coastal resilience through

Number: 21 Author: coullr Subject: Highlight Date: 11/02/2020 2:14:32 PM
Amend text box:
Delete text

Number: 22 Author: coullr Subject: Highlight Date: 11/02/2020 2:16:09 PM
Amend text box:
Implementing the Frenchs Forest Climate Change Adaptation Plan.

Number: 23 Author: coullr Subject: Sticky Note Date: 22/01/2020 12:01:21 PM
Amend text box:
Amend text box, add new text:
Implementing the NSW Wood Smoke Reduction Program including community education programs, cash incentives to replace wood heaters and measures to enforce local air quality standards.

Ma[1]
Northern Beaches[2]ence to natural hazards and climate change



[3]

Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Strategic and local centres
- Populations vulnerable to urban heat[4]
- Flood prone area
- Bushfire prone hinterland area
- Build resilience to coastal hazard
- Partner with research organisations to understand and climate change impacts
- Promote and maintain public access and build resilience through regeneration and beach nourishment

Principles

- Minimise risk to public health and safety from urban and natural hazards.
- Reduce risk to life and property.
- Support initiatives that respond to climate change.
- Avoid intensification of [6]elopment and incompatible land uses in areas exposed to natural and urban hazards.
- [4]gate the UHI effect and extreme heat.
- Improve resilience to climate change in both natural and built assets.
- Balance urban tree canopy programs and bushland restoration with natural hazard risk.

[5]

No.	Action	Time	Partner
8.1	[8]ntify high-risk bushfire prone precincts in response to the National Fire Danger Rating System	S	[7]
8.2	Identify where to limit the intensification of development in areas exposed to hazards [9]he environment study and local housing strategy	I	
8.3	[10]op LEP and DCP controls to implement these studies, including constraints mapping, coastal hazards, and measures to restrict development in high-risk hazard areas	I	[11]
8.4	[12]egate a natural hazards and resilience framework to clarify Council's policy on sea-level rise and address long-term natural hazard and climate-related risk across the Northern Beaches	S	
8.5	[13]op Protect, Create, Live and associated action plans for adaptation and resilience	S M L	
8.6	Prepare a climate action plan for the LGA and a climate adaptation plan for Frenchs Forest Planned Precinct	I	[14]
8.7	Resolve the future of Ingleside so that any development is sustainable and resilient to natural hazards	I	DPIE

Page: 41

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:27 AM
Amend text:
11

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:13:01 PM
Amend text:
snapshot of natural and urban hazards including impacts from climate change

Number: 3 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:03:59 PM
Amend map:
- New MRA layer
- Updated flood layer
- Updated bushfire layer
- Onsite wastewater in close proximity to water
- Employment lands in close to main stormwater

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 2:59:40 PM
Amend principle:
Mitigate exposure to UV radiation, the UHI

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:00:29 PM
New principles:
Manage risks associated with sea-level rise for coastlines and beach landscapes.

Minimise water, air and noise pollution, soil and groundwater contamination and its discharge into the environment.

Minimise adverse impacts from development in environmentally sensitive areas.

Within high risk areas, avoid developments that rely on performance-based solutions, are difficult to evacuate or would be occupied by at-risk members of the community (including schools, hospitals and nursing homes).

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 3:00:11 PM
Amend principle:
, inappropriate development

Number: 7 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:00:41 PM
Add partner:
NSW RFS

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 2:17:02 PM
Amend action:
Finalise the new Northern Beaches Bush Fire Prone Land Map and undertake an appropriate strategic bush fire assessment to guide future development in accordance with State government guidelines including Planning for Bush Fire Protection (PBP)

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 2:17:15 PM
Amend action:
including bush fire prone areas for both risk minimisation and environmental protection

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 3:01:10 PM
Amend action:
Undertake studies including constraints, coastal hazards and flood mapping and develop LEP and DCP controls to restrict development in high-risk hazard areas

Number: 11 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:01:20 PM
Add partners:
NSW RFS
DPIE

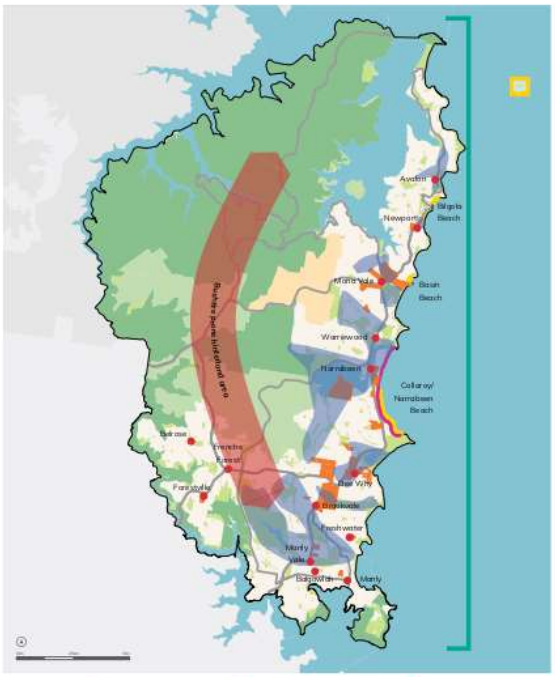
Number: 12 Author: coullr Subject: Highlight Date: 16/01/2020 3:01:31 PM
Amend action:
Investigate a natural hazards and resilience framework to address chronic stresses and acute shocks including but not limited to sea-level rise, natural hazards and climate-related risks across the Northern Beaches

Number: 13 Author: coullr Subject: Highlight Date: 11/02/2020 2:17:46 PM
Amend action:
Implement our Environment and Climate Change Strategy Protect. Create. Live. and develop associated

Number: 14 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:18:25 PM
Add partners:
DPIE

Comments from page 41 continued on next page

Map 8
Northern Beaches resilience to natural hazards and climate change



Legend

- Urban area
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area (MRA)
- Strategic and local centres
- Properties vulnerable to urban heat 20
- Flood prone areas
- 21 Fire prone hinterland area
- Build resilience to coastal hazard 19
- Partner with research organisations to understand and climate change impacts
- Promote and maintain public access and build resilience through regeneration and beach nourishment

Principles

- Minimise risk to public health and safety from urban and natural hazards.
- Reduce risk to life and property.
- Support initiatives that respond to climate change.
- Avoid intensification of development and incompatible land uses in areas exposed to natural and urban hazards.
- Mitigate the UHI effect and extreme heat.
- Improve resilience to climate change in both natural and built assets.
- Balance urban tree canopy programs and bushland restoration with natural hazard risk.

No.	Action	Time	Partner
8.1	Identify high-risk bushfire prone precincts in response to the National Fire Danger Rating System	S	
8.2	Identify where to limit the intensification of development in areas exposed to hazards in the environment study and local housing strategy	I	
8.3	Develop LEP and DCP controls to implement these studies, including constraints mapping, coastal hazards, and measures to restrict development in high-risk hazard areas	I	
8.4	Investigate a natural hazards and resilience framework to clarify Council's policy on sea-level rise and address long-term natural hazard and climate-related risk across the Northern Beaches	S	
8.5	Develop Protect, Create, Live and associated action plans for adaptation and resilience	S M L	
8.6	Prepare 15 e action plan for the LGA and 16 e adaptation plan for Frenchs Fores 17 ed Precinct	I	
8.7	Resolve the future of Ingleside so that any development is sustainable and resilient to natural hazards	I	DPIE

18

Resilient Sydney
Office of Emergency Management
Cancer Institute NSW

Number: 15 Author: coullr Subject: Highlight Date: 16/01/2020 3:02:00 PM
Amend action:
climate change

Number: 16 Author: coullr Subject: Highlight Date: 16/01/2020 3:02:09 PM
Amend action:
climate change

Number: 17 Author: coullr Subject: Highlight Date: 16/01/2020 3:02:18 PM
Amend action:
strategic centre

Number: 18 Author: coullr Subject: Sticky Note Date: 20/01/2020 12:16:28 PM
Add new action (A8.8):
Develop Council policy and LEP and DCP controls to ensure best practice environmental management of stormwater, air, noise and light pollution, and soil and groundwater contamination to minimise hazards and pollution, for example by managing wood heaters, asbestos, animals, smoking, and construction management including dewatering

Timing = S

Partner = EPA

Add new action (A8.9):
Investigate the establishment of a baseline and ongoing monitoring for specific water, noise and air pollution sources, including metal and hydrocarbons in recreational waterways and vector borne illness (i.e. mosquitoes)

Timing = S

Partner = EPA

Add new action (A8.10):
Investigate mechanisms to minimise the incidence of illegal dumping and land clearing using advanced technologies, increased enforcement and compliance and/or education programs

Timing = S

Partner = EPA

Action 8.11 (moved from section P7, formerly A7.6):

Investigate the establishment of Australia's first Urban Night Sky Place in Palm Beach, addressing public lighting, light pollution and energy consumption

Timing = S

Number: 19 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:03:15 PM
Amend map legend:
- Future MRA investigation area
- Onsite sewerage management system areas in close proximity to waterways or coast
- Employment lands with risk of stormwater contamination

Number: 20 Author: coullr Subject: Highlight Date: 11/02/2020 2:16:45 PM
Endnote 14

Number: 21 Author: coullr Subject: Highlight Date: 22/01/2020 10:14:00 AM
Fix typo

Infrastructure
and collaboration

This page contains no comments

1

Infrastructure and collaboration

Providing new and upgraded infrastructure such as public transport, schools and open space is essential to a more liveable, sustainable and productive Northern Beaches.

We will partner with State agencies, councils, the community and other stakeholders to optimise existing infrastructure, deliver new and upgraded infrastructure and align growth with infrastructure planning.

Planning priority

- **Priority 9**
  Infrastructure delivered with employment and housing growth

Priority 9

Infrastructure delivered with employment and housing growth

2 '30-minute city' is a planning concept that supports planning for a city in which people can easily access the places they need to visit each day within 30 minutes by public transport, walking or cycling from where they live. 3 It means people spend less time commuting and more time with friends, family, undertaking education, leisure or exercise. This can be a challenge in the Northern Beaches due to the distance between centres and limited public transport.

Analysing the time it takes to travel from one area to another, where people live, and where jobs and main services are located sets the context for how the Northern Beaches functions and informs decisions about:

- the effectiveness of public transport
- better access to services and facilities
- where new development is needed or should be located.

With this understanding, we can sequence development, be selective about where and when it occurs so that new infrastructure is provided in the right place at the right time.

For example, Brookvale and Dee Why are the LGAs most accessible centres but the constrained road network must be addressed in conjunction with growth to realise the centre's potential. Precinct-level planning will mean new housing and jobs are planned alongside infrastructure for the whole precinct.

We will work with State agencies to develop and align planning for infrastructure and growth, from investment and integrated strategies where alignment across agencies is critical, such as the Beaches Link Tunnel, to smaller projects such as shared use of school sports fields.

Other opportunities for collaborative approaches to land use and infrastructure planning will become apparent as we complete LEP studies. 4 Starting with an LGA-wide land use and infrastructure implementation plan that will explore 5 with infrastructure compacts in urban renewal areas and inform reviews of the contribution plans.

Page: 43

Number: 1 Author: Suzy.Lawrence Subject: Sticky Note Date: 14/02/2020 2:49:59 PM
Insert icon

Number: 2 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 2:51:24 PM
Create text box with header:
30-minute city

Number: 3 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 2:52:05 PM
Amend text:

A 30-minute city would mean

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 2:19:00 PM
Amend text:
including

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 3:06:46 PM
Amend text:
place-based infrastructure compacts

Ma[1]

Northern Beaches collaboration projects

Legend

- Urban area
- Ingleside Growth Area
- Public transport and infrastructure
- Coast and waterways
- Environment and open space
- Plan
- Public healthcare and hospitals
- Arts, heritage, culture and innovation
- Coast walk
- Bondi to Manly walk
- Kelvin Grove service area
- Uber pool service area
- Public transport and active travel connection
- Beaches Link Tunnel
- Mona Vale Road upgrade
- Planning areas
- Education
- Primary medical facility

Public transport and infrastructure

- B-Line bus service and commuter carparks
- 2 Why – Chatswood bus connection
- 3 Vale – Macquarie Park bus connection
- Brookvale – Manly bus connection
- Beaches Link Tunnel
- Mona Vale Road upgrade
- 7 cycle network
- On-demand transport 8
- Freight and mass transit investigations
- Wharf and ferry service improvements
- Electric vehicles

Partners: DPIE; TfNSW 9 Ku-ring-gai, Ryde, Willoughby, Mosman and North Sydney Councils

Arts, heritage, culture and innovation

- 10 -private partnerships, for example, community hub 11

Partners: Community service providers

Planning

- Frenchs Forest Planned Precinct
- Ingleside Growth Area
- Brookvale strategic centre (precinct-level planning)
- 14 Environmental Planning Policies that override local controls, for example, seniors housing, affordable housing, contribution planning and the Medium Density Housing Code
- Former Manly Hospital site

Partners: DPIE; GSC; GBCA; NSWH; DOE; TfNSW 16

Schools and education

- Establish a university
- School capacity planning
- 4 and joint use of government-owned property, including schools and sport fields

Partners: 5 E; NSWH; independent schools

Public healthcare and hospitals

- Northern Beaches Hospital
- Frenchs Forest health and education precinct

Partners: DPIE; NSWH

Coast and waterways

- Manly and Shelly Beach Smart Beaches project
- Coastal management programs for open coast, Hawkesbury and Sydney Harbour
- Monitoring and evaluation reporting at four lagoons and Pittwater
- Scotland Island water and wastewater feasibility study

Partners: Sydney 12 ncils; Lake Macquarie Council; University of Technology

Environment and open space

- Coast walks connecting Palm Beach to Bondi
- Greater Sydney Green Grid
- 13 way health risk-based framework
- 15 heat strategy
- Green Star Community at Frenchs Forest
- Get Ready Northern Beaches project
- Sustainability Advantage program - bronze status
- Cities Power Partnership
- Ingleside Chase Reserve - biobanking agreement

Partners: DPIE; GA; City of Sydney; Mosman, North Sydney, Waverley and Woollahra Councils; Property NSW; Sydney Harbour Federation Trust; NSROC; GBCA; Office of Emergency Management

Page: 44

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:23 AM
Amend text:
12

Number: 2 Author: coullr Subject: Highlight Date: 22/01/2020 12:02:24 PM
Amend map legend:
Improved bus services between Northern Beaches and Chatswood

Number: 3 Author: coullr Subject: Highlight Date: 22/01/2020 12:02:32 PM
Amend map legend:
East-west public transport connection from Mona Vale to Macquarie Park

Number: 4 Author: coullr Subject: Highlight Date: 22/01/2020 12:02:40 PM
Amend map legend:
Shared and joint use of private and public facilities, including schools and sport fields

Number: 5 Author: coullr Subject: Highlight Date: 22/01/2020 12:02:59 PM
Amend map legend:
Add partner - Office of Sport

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:09:58 PM
Amend map:
- Add outline of LGA
- New MRA layer
- Add pink dots for Mona Vale and Glen Street libraries
- Add yellow dot for MOU with Narrabeen High
- Label strategic centres

Number: 7 Author: coullr Subject: Highlight Date: 22/01/2020 12:03:11 PM
Amend map legend:
Principal bicycle

Number: 8 Author: coullr Subject: Highlight Date: 22/01/2020 12:03:20 PM
Amend map legend:
Delete 'trials'

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 2:19:41 PM
Amend map legend:
Delete 'RMS'

Number: 10 Author: coullr Subject: Highlight Date: 11/02/2020 2:20:06 PM
Amend map legend:
Public-private partnerships facilitating shared use of public and private facilities for arts and cultural activity and community services, for example Manly community service hub

Number: 11 Author: coullr Subject: Sticky Note Date: 22/01/2020 12:03:51 PM
Amend map legend:
Add text
Libraries

Add partners:
SL
ALIA

Number: 12 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:20:47 PM
Amend map legend/add partner:
DPIE

Number: 13 Author: coullr Subject: Highlight Date: 11/02/2020 2:21:28 PM
Amend map legend:
Move to under 'coast and waterways'

Number: 14 Author: coullr Subject: Highlight Date: 11/02/2020 2:22:50 PM
Amend map legend:
Application of State Environmental Planning Policies that override local controls

Number: 15 Author: coullr Subject: Highlight Date: 11/02/2020 2:21:47 PM
Amend map legend:
Delete 'urban heat strategy'

Number: 16 Author: coullr Subject: Highlight Date: 11/02/2020 2:23:19 PM

Comments from page 44 continued on next page

Map 9
Northern Beaches collaboration projects

Legend

- Urban area
- Ingleside Growth Area
- Public transport and infrastructure
- Coast and waterways
- Environment and open space
- Planning
- Public healthcare and hospitals
- Arts, heritage, culture and innovation
- Coast walk
- Bondi to Manly walk
- Kelvin Grove service area
- Uber pool service area
- Public transport and active travel connection
- Beaches Link Tunnel
- Mona Vale Road upgrade
- Planning areas
- Education
- Primary care facility

Public transport and infrastructure

- B-Line bus service and commuter carparks
- Dee Why – Chatswood bus connection
- Mona Vale – Macquarie Park bus connection
- Brookvale – Manly bus connection
- Beaches Link Tunnel
- Mona Vale Road upgrade
- Regional cycle network
- On-demand transport trials
- Freight and mass transit investigations
- Wharf and ferry service improvements
- Electric vehicles

Partners: DPIE; TfNSW; RMS; Ku-ring-gai, Ryde, Willoughby, Mosman and North Sydney Councils

Arts, heritage, culture and innovation

- Public-private partnerships, for example, Manly community service hub

Partners: Community service providers

Planning

- Frenchs Forest Planned Precinct
- Ingleside Growth Area
- Brookvale strategic centre (precinct-level planning)
- State Environmental Planning Policies that override local controls, for example, seniors housing, affordable housing, contribution planning and the Medium Density Housing Code
- Former Manly Hospital site

Partners: DPIE; GSC; GBCA; NSWH; DOE; TfNSW; RMS

Schools and education

- Establish a university
- School capacity planning
- Shared and joint use of government-owned property, including schools and sport fields

Partners: DOE; NSWH; independent schools

Public healthcare and hospitals

- Northern Beaches Hospital
- Frenchs Forest health and education precinct

Partners: DPIE; NSWH

Coast and waterways

- Manly and Shelly Beach Smart Beaches project
- Coastal management programs for open coast, Hawkesbury and Sydney Harbour
- Monitoring and evaluation reporting at four lagoons and Pittwater
- Scotland Island water and wastewater feasibility study

Partners: Sydney Coastal Councils; Lake Macquarie Council; University of Technology

Environment and open space

- Coast walks connecting Palm Beach to Bondi
- Greater Sydney Green Grid
- Waterway health risk-based framework
- Urban heat strategy
- Green Star Community at Frenchs Forest
- Get Ready Northern Beaches project
- Sustainability Advantage program - bronze status
- Cities Power Partnership
- Ingleside Chase Reserve - biobanking agreement

Partners: DPIE; GA; City of Sydney; Mosman, North Sydney, Waverley and Woollahra Councils; Property NSW; Sydney Harbour Federation Trust; NSROC; GBCA; Office of Emergency Management

Amend map legend:
Delete 'RMS'

Number: 17 Author: coullr Subject: Highlight Date: 11/02/2020 2:24:17 PM
Amend map legend:
Delete 'Ingleside Growth Area'

Number: 18 Author: coullr Subject: Highlight Date: 11/02/2020 2:24:57 PM
Amend map legend/add partners:
Office of Sport
Sydney Water
Resilient Sydney

Number: 19 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:12:01 PM
Amend map legend:
- Future MRA investigation area
- Yellow dot - schools and education
- Mona Vale Road upgrade - show as line as per map

Number: 20 Author: coullr Subject: Highlight Date: 16/01/2020 3:12:24 PM
Fix typo

Figure 1
Coordinated land use and infrastructure planning

Elements of coordinated land use planning

*also includes bushland, urban tree canopy cover, and natural and man-made waterways (see P1 and P5).

Principles

- Collaborate across all levels of government to integrate land use and infrastructure.
- Use precinct planning to sequence and fund growth and infrastructure in strategic centres.
- Foster public-private partnerships.
- Facilitate transparent collaboration processes and involve stakeholders and the community early.
- Ensure new and upgraded infrastructure is efficient and flexible to adapt to long-term needs.
- Ensure new development is supported by an infrastructure assessment and demonstrate that demand for the infrastructure it generates can be satisfied.

No.	Action	Time	Partner
9.1	Develop an LGA-wide land use infrastructure implementation plan informed by LEP studies to align planning and funding for housing, employment, social infrastructure, green infrastructure and transport	I	
9.2	Develop LEP and DCP controls that safeguard transport and infrastructure needs, including a review of the SP2 infrastructure zone	S	
9.3	Deliver Stage One of the Frenchs Forest Hospital Structure Plan and unlock future stages	S M	DPIE DOE NSWH
9.4	Facilitate a whole-of-government precinct-level approach to planning for growth and infrastructure in urban renewal areas such as Brookvale strategic centre	S M	GSC DPIE TfNSW DOE NSWH
	Prepare and implement a community participation plan	S	DPIE
	Advocate to increase the range of essential infrastructure applicable under section 7.11 of the *Environmental Planning and Assessment Act 1979* (EP&A Act)	S M	DPIE
	Advocate to the NSW Government to permit increased developer contributions under Section 7.12 of the EP&A Act where required	S M	DPIE
	Investigate new funding mechanisms such as value capture	S M	DPIE
9.9	Fund infrastructure improvements through Council's delivery program and contribution plans	S M L	

Page: 45

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:20 AM
Amend text:
40

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:26:48 PM
Amend principle:
infrastructure contributes to the circular economy, considers whole of life cycle costs,

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 3:13:59 PM
Amend principle:
public-private partnerships and shared use of private and public facilities.

Number: 4 Author: coullr Subject: Highlight Date: 22/01/2020 12:04:49 PM
Amend principle:
satisfied. This includes social and transport infrastructure.

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:14:38 PM
Amend infographic:
- Fix up the green infrastructure map for consistency with other maps

Number: 6 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:25:24 PM
New principles:
Protect existing waste infrastructure land and activities including waste transfer stations and resource recovery facilities.

Ensure upgrades to infrastructure address impacts from climate change, including urban heat, UV radiation exposure, sea-level rise and increased incidence of bush fire, flooding and storm surges.

Incorporate public art projects into infrastructure upgrades.

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 3:15:36 PM
Add partner:
TfNSW

Number: 8 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:15:45 PM
Add partner:
TfNSW

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 3:15:54 PM
Amend action:
transport, waste and other

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 3:16:07 PM
Amend action:
Phase

Number: 11 Author: coullr Subject: Highlight Date: 22/01/2020 12:07:30 PM
Delete action

Number: 12 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:16 AM
Amend text:
9.5

Number: 13 Author: coullr Subject: Highlight Date: 16/01/2020 3:16:32 PM
Amend action:
Work with the NSW Government

Number: 14 Author: coullr Subject: Highlight Date: 16/01/2020 3:16:42 PM
Amend action:
(EP&A Act), including green and sustainable infrastructure

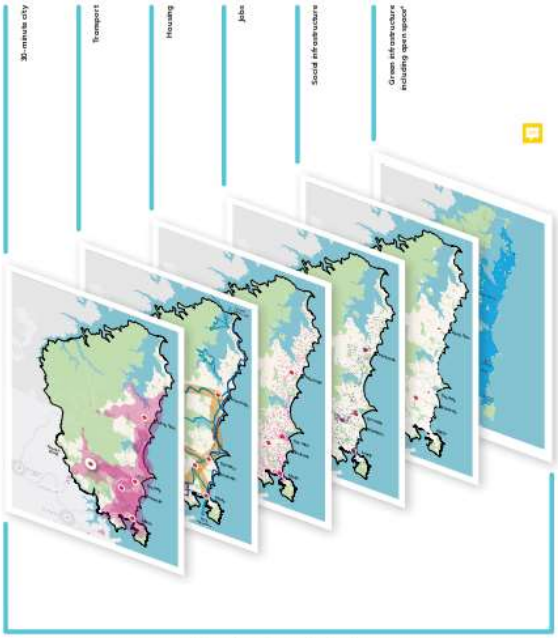
Number: 15 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:13 AM
Amend text:
9.6

Number: 16 Author: coullr Subject: Highlight Date: 16/01/2020 3:16:52 PM
Amend action:
Work with the NSW Government to permit an increase to maximum permitted development contributions under Section 7.12 of the EP&A Act where required

Number: 17 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:08 AM
Amend text:

Comments from page 45 continued on next page

Figure 39
Coordinated land use and infrastructure planning



Elements of coordinated land use planning

*also includes bushland, urban tree canopy cover, and natural and man-made waterways (see P1 and P5).

Principles

- Collaborate across all levels of government to integrate land use and infrastructure.
- Use precinct planning to sequence and fund growth and infrastructure in strategic centres.
- Foster public-private partnerships.
- Facilitate transparent collaboration processes and involve stakeholders and the community early.
- Ensure new and upgraded infrastructure is efficient and flexible to adapt to long-term needs.
- Ensure new development is supported by an infrastructure assessment and demonstrate that demand for the infrastructure it generates can be satisfied.

No.	Action	Time	Partner
9.1	Develop an LGA-wide land use infrastructure implementation plan informed by LEP studies to align planning and funding for housing, employment, social infrastructure, green infrastructure and transport	I	DPIE
9.2	Develop LEP and DCP controls that safeguard transport and infrastructure needs, including a review of the SP2 infrastructure zone	S	
9.3	Deliver Stage One of the Frenchs Forest Hospital Structure Plan and unlock future stages	S M	DPIE DOE NSWH
9.4	Facilitate a whole-of-government precinct-level approach to planning for growth and infrastructure in urban renewal areas such as Brookvale strategic centre	S M	GSC DPIE TfNSW DOE NSWH
9.5	Prepare and implement a community participation plan	S	DPIE
9.6	Advocate to increase the range of essential infrastructure applicable under Section 7.11 of the *Environmental Planning and Assessment Act 1979* (EP&A Act)	S M	DPIE
9.7	Lobby the NSW Government to permit increased developer contributions under Section 7.12 of the EP&A Act where required	S M	DPIE
9.8	Investigate new funding mechanisms such as value capture	S M	DPIE
18	Fund infrastructure improvements through Council's delivery program and contribution plans	S M L	

9.7

Number: 18 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:05 AM

Amend text:

9.8

90
91
Liveability
Towards 2040
Draft Local Strategic Planning Statement 2019

This page contains no comments

People

Everyone in the Northern Beaches community should be able to engage in activities where they interact with others, improve their health and wellbeing or get involved in education.

Our planning must respond to the community's existing needs while being mindful of projected demographic changes.

Planning priorities

- **Priority 10**
  World-class education facilities, including a university
- **Priority 11**
  Community facilities and services that meet 3 changing community needs
- **Priority 12**
  An inclusive, healthy, safe and socially connected community
- **Priority 13**
  Strong engagement and cooperation with Aboriginal communities
- **Priority 14**
  2 artistic, creative and innovative culture

Priority 10

World-class education facilities, including a university

Tertiary education and training facilities on the Northern Beaches include TAFE NSW, Northern Beaches at Brookvale 1 ernational College of Management Sydney at Manly and the University of New South Wales (UNSW) Water Research Laboratory at Manly Vale, Australia's largest and most comprehensive hydraulics laboratory.

By 2036, many young people will transition from high school to tertiary education, adding to the existing 12,500 university students on the Northern Beaches. **If they can continue to study locally, we can retain more younger people on the Northern Beaches.**

The LGA has a lower than average participation in tertiary education, at only 6.7% of the 15 to 64 year old age group compared with 9% for Greater Sydney 5 University students on the Northern Beaches mostly live around Dee Why, Balgowlah and Beacon Hill. They travel 6 ween one hour to two hours and 40 minutes by bus) to access university. Without a university campus on the Northern Beaches, and with poor public transport and indirect routes to other campuses, students have few options.

The LGA has a great opportunity: the potential of the Frenchs Forest health and education precinct, which contains the Northern Beaches Hospital. The *North District Plan* identifies Frenchs Forest as a health and education cluster model that includes university collaboration or a campus.

There are opportunities for research in health and related fields at Frenchs Forest in partnership with industry in allied health, aged care, sport and exercise science. Co-location of a new university with Northern Beaches Hospital would create a world-class health and education precinct with potential for secondary benefits of business growth in the new town centre and adjoining business park 4

The Northern Beaches has a larger population of people aged between five and 20 years compared to the North District and Greater Sydney. An extra 3,454 school students will need to be accommodated in schools in the Northern Beaches by 2036. We will work with the Department of Education and independent providers to address the expected increase in school students.

Figure 7
Other 8 try specialisation opportunities for higher education on the Northern Beaches

Page: 47

Number: 1 Author: coullr Subject: Highlight Date: 11/02/2020 2:27:52 PM
Amend text:
the International

Number: 2 Author: coullr Subject: Highlight Date: 22/01/2020 12:10:33 PM
Amend P14 title: A community enriched through the arts and connected through creativity

Number: 3 Author: coullr Subject: Highlight Date: 22/01/2020 12:10:51 PM
Fix typo: Delete 'the'

Number: 4 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:28:40 PM
Add text:
More broadly, future opportunities include all forms of tertiary education and new models for learning, such as satellite campuses; shared communal learning spaces; online learning; flexible teaching facilities and partnerships.

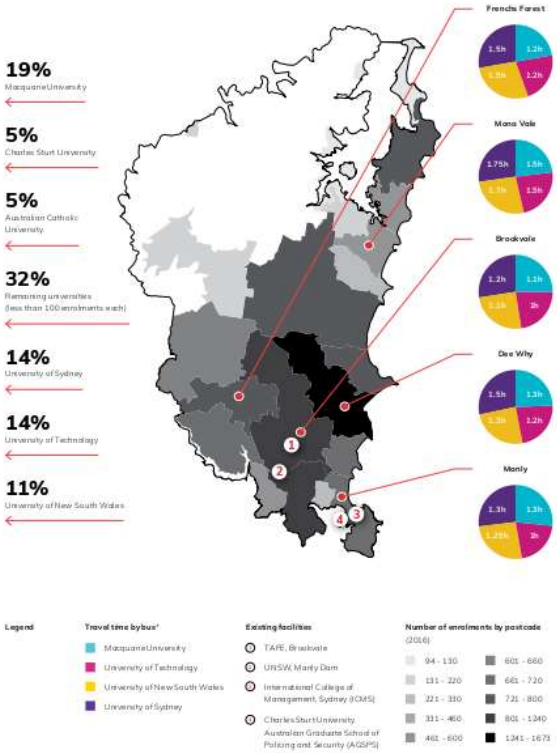
Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 2:29:00 PM
Endnote 19

Number: 6 Author: coullr Subject: Highlight Date: 14/02/2020 2:53:23 PM
Amend text:
more than one hour

Number: 7 Author: coullr Subject: Highlight Date: 21/01/2020 11:18:02 AM
Amend text:
41

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 2:29:52 PM
Endnote 19

Figure 1
Northern Beaches education facilities, university students and where they travel to study 2



*based on TfNSW trip planner for 9am arrival

Principles

- Increase the availability of local educational opportunities 3
- Establish a university in a strategic centre close to high frequency public transport, and student housing or affordable housing. 4
- Ensure new educational buildings, or additions to existing buildings, exhibit design excellence and integrate into surrounding areas.
- Help schools to provide the education services required as the number of students increases.

No.	Action	Time	Partner
10.1	Investigate 5 opportunities for a university in a strategic centre	S M	DPIE 6 NSW
10.2	Respond to expected increase in school students in collaboration with providers and increase shared and joint use projects	S	7 TAFE and independent schools
10.3	Develop LEP and DCP controls that facilitate opportunities for training and education 8 in facilities and new models for communal learning spaces; review appropriate zoning for education facilities; and align with the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*	S	

Page: 48

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:58 AM
Amend text:
42

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:30:10 PM
Endnote 19

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 3:20:42 PM
Amend principle:
opportunities, including use of libraries to support individual and group study.

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 3:20:51 PM
Amend principle:
university and/or tertiary education options

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 3:21:00 PM
Amend action:
opportunities and partnerships to bring a university and/or more tertiary education options to

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 3:22:42 PM
Fix typo - DOE

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 3:21:58 PM
Add partner:
Office of Sport

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 2:30:46 PM
Amend principle:
within existing

Priority 11
Community facilities and services that meet changing community needs

Community facilities 1 services provide spaces for people to connect, create and learn. They include community centres, schools, childcare centres, libraries, health services, entertainment and leisure facilities (these are also known as social infrastructure). As the population grows, we need to make better use of the LGA's open spaces, beaches, national parks, waterways, dams and walkways and improve access to and planning for upgraded or new facilities (see P6).

Multi-use facilities like Avalon Recreation Centre, Tramshed Arts and Community Centre and Dee Why PCYC are community focal points, while smaller facilities like community halls provide for single or specialised uses, with limited space for casual social interaction. Surf life saving clubs also provide an essential role, with renewal projects underway for Mona Vale, Long Reef and Manly Surf Lifesaving Clubs.

With limited social infrastructure in Frenchs Forest, the planned precinct process includes provision of a library, community centre, childcare centre, sporting fields, multi-use outdoor courts, indoor courts, shared use opportunities and expanded aquatic facilities and programs at Warringah Aquatic Centre.

Most of the Council-owned or managed social infrastructure facilities in the LGA are along the coast around centres. Social infrastructure is more dispersed in inland areas. For example, isolated areas like Terrey Hills have limited access to facilities whereas Warriewood-Narrabeen accommodate a range of facilities. There are clusters of facilities in higher-density areas such as Dee Why, while other high density areas such as Collaroy have comparatively fewer facilities. The mix of facilities and how they meet community needs also varies. For example, while Manly has a higher concentration of facilities that matches its higher density, facilities are generally smaller, localised facilities; there is no larger multipurpose facility.

Figure 6
Key facilities Northern Beaches community facilities and services 8

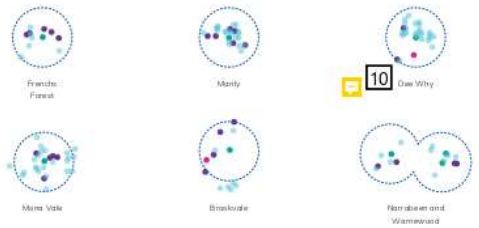
Utilisation also varies – some facilities, such as Dee Why PCYC, are so popular that capacity has been reached. Most facilities are ageing, need maintenance, or are dated and do not meet the needs of the community. Opportunities include

- **existing infrastructure:** reinvigorating existing facilities by adapting to universal design, installing digital technology or activating for day and evening use
- **flexible, adaptable, accessible, multi-use spaces:** increasing multi-use facilities or upgrading single-use facilities to cater for a broader range of users
- **innovative models and partnerships:** investigating co-working hubs, start-ups or creative uses; integration of indoor and outdoor spaces; transitional and pop-up uses; partnerships with providers and agencies; community learning spaces such as vertical campuses and community lounges; and shared 2 of school sports fields for community uses
- **community hubs in strategic centres:** clustering community facilities and services such as social services, community centres or libraries
- **re-imagining other infrastructure:** exploring how infrastructure such as surf life saving clubs and RSL clubs can be used for the broader community
- **distribution, type and need:** aligning distribution and type of facilities with population density and community needs, for example, the large proportion of family households with children and ageing population.

Our social infrastructure study will examine the adequacy of existing social infrastructure to support the existing and forecast population. Location specific opportunities for investigation include

- **Brookvale:** a multi-use community facility incorporating co-working or economic development spaces
- **Dee Why:** enhanced connection between existing facilities to deliver an integrated multi-use community facility cluster.
- **Manly:** a networked approach to activate existing community facilities as a multi-use community facility hub. Opportunities 3 y also include tailoring facilities to also support visitors and night-time activity.
- **Mona Vale:** a multi-use community facility and activation of the existing cluster of community facilities, together with the new arts centre, to enhance vibrancy of the centre. 4

Figure 5
Concentration of social infrastructure near strategic and local centres - Northern Beaches 2036 7



Page: 49

Number: 1 Author: coullr Subject: Highlight Date: 11/02/2020 2:31:22 PM
Amend text:
Delete

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 3:24:23 PM
Amend text:
use of public and private facilities for arts and cultural activities and community uses

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:32:16 PM
Amend text:
include tailoring facilities to

Number: 4 Author: coullr Subject: Sticky Note Date: 20/01/2020 4:15:21 PM
Add text:
It is acknowledged that there are many organisations and businesses that offer a range of social, lifestyle and community functions to local residents. Some of these are owned and operated by private or not-for-profit organisations such as cafes, sports clubs and other registered clubs. Such facilities play an important role in supporting community wellbeing.

Number: 5 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:54 AM
Amend text:
44

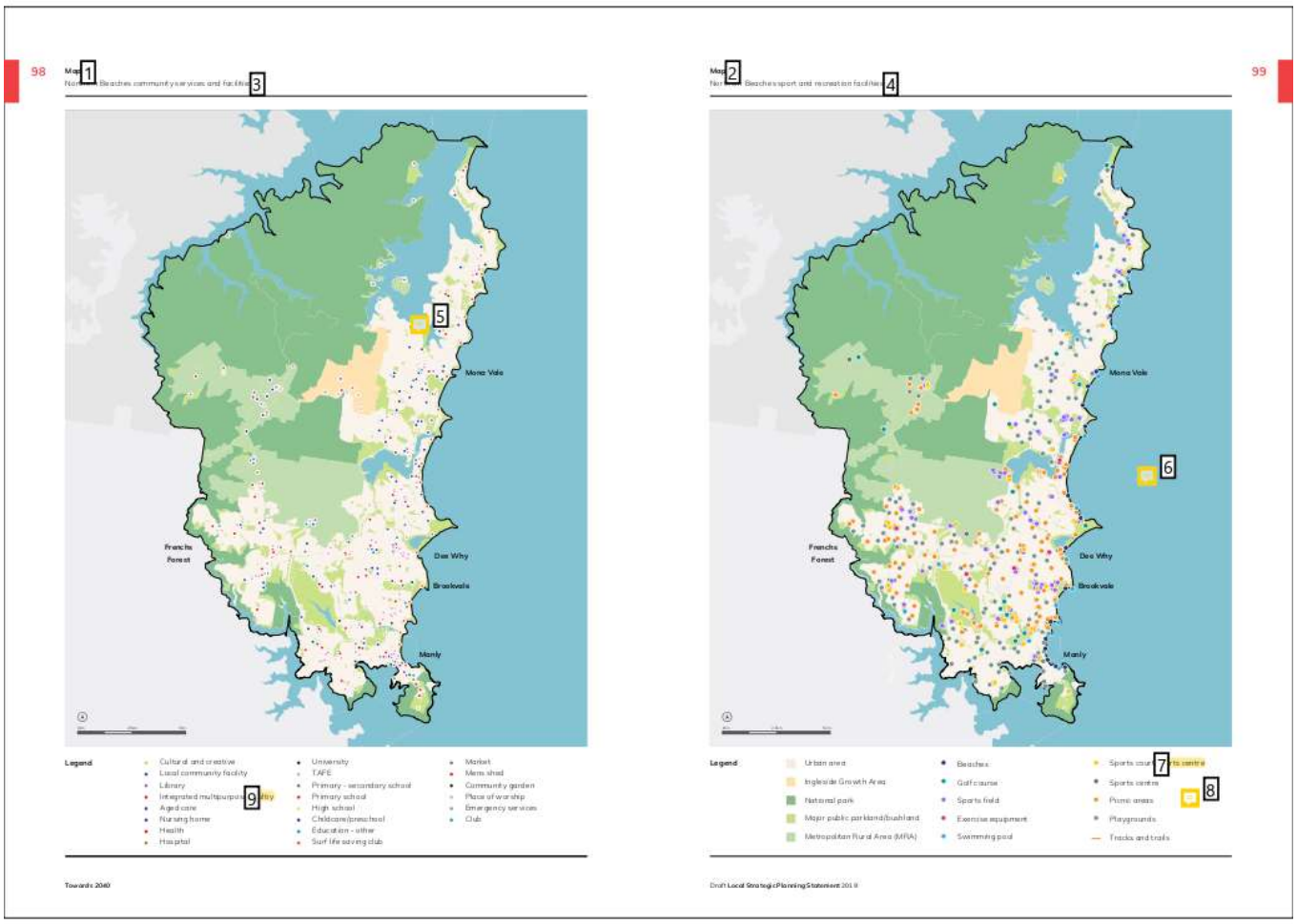
Number: 6 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:51 AM
Amend text:
43

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 2:32:42 PM
Endnote 15

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 2:33:08 PM
Endnote 15

Number: 9 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:23:34 PM
Amend infographic:
- Change icon
- Change text: 15 children services (long day care, pre-school, vacation care and family day care)

Number: 10 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:24:06 PM
Amend infographic, add legend:
- Blue dot: centre
- Light blue dot: local social infrastructure
- Purple dots: district social infrastructure
- Pink dots: regional social infrastructure
- Dotted circle: 800m catchment


98
1
3
5
Mona Vale
Frenchs Forest
Dee Why
Brookvale
Manly
Legend
Cultural and creative
Local community facility
Library
Integrated multipurpose
Aged care
Nursing home
Health
Hospital
University
TAFE
Primary - secondary school
Primary school
High school
Childcare/preschool
Education - other
Surf life saving club
Market
Mens shed
Community garden
Place of worship
Emergency services
Club
9
Towards 2040
2
4
99
6
7
8
Urban area
Ingleside Growth Area
National park
Major public parkland/bushland
Metropolitan Rural Area (MRA)
Beaches
Golf course
Sports field
Exercise equipment
Swimming pool
Sports centre
Picnic areas
Playgrounds
Tracks and trails
Draft Local Strategic Planning Statement 2019

Page: 50

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:48 AM
Amend text:
13

Number: 2 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:44 AM
Amend text:
14

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:33:35 PM
Endnote 15

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 2:33:48 PM
Endnote 15

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:25:20 PM
Amend map:
- New MRA layer

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:25:46 PM
Amend map:
- New MRA layer
- Turn off tracks and trails layer
- Add coast walk
- Add Bondi to Manly walk

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 2:34:44 PM
Fix typo/ delete

Number: 8 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:26:23 PM
Amend map legend:
- Future MRA investigation area
- Coast walk
- Bondi to Manly walk

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 2:34:22 PM
Fix typo

Principles

- Plan effectively for an accessible and integrated network of places and spaces that support community wellbeing and innovation.
- Ensure new development is supported by appropriate social infrastructure.
- Support integration of co-working spaces as part of future upgrades or provision of new social infrastructure.
- Enhance the effectiveness of existing facilities.
- Provide flexible, diverse and multi-use places and spaces close to public transport and strategic and local centres.
- Involve the community in the planning and design of high-quality, innovative and inspiring places and spaces.
- Encourage partnerships for shared and joint use of government and privately owned facilities for community uses.
- Enable co-location of community services and facilities in community hubs in strategic centres.

No.	Action	Time	Partner
11.1	Complete a social infrastructure study, open space and recreation strategy, human services strategy, community centres strategy, social plan and specialised plans for specific demographics (young people, older people, people with a disability or people from a culturally or linguistically diverse background)	I	
11.2	Prepare and implement a property strategy to optimise Council-owned property for long-term benefit, addressing findings of social infrastructure study	S	
11.3	Incorporate the findings of these studies by planning for new and upgraded infrastructure or developing LEP and DCP controls that facilitate and incentivise joint and shared use, universal design and multi-use facilities	S	
11.4	Prepare place plans that respond to the findings of these studies	O	
11.5	Explore opportunities for joint and shared use and public-private partnerships	S M	NSW DOE NSWH
11.6	Build community services and facilities at Frenchs Forest and Warringah Aquatic Centre, including a library and community space	S M	NSW DOE NSWH
11.7	Renew and implement a memorandum of understanding for joint use projects and establish tracking to monitor progress	S M	
11.8	Investigate funding mechanisms for new social infrastructure, especially through precinct-based urban renewal in strategic centres	S	
11.9	Use and implement the Arts and Creativity Strategy, Community Development and Services Policy, Sportsground Strategy and Disability Action Plan 2017-21	S M	
11.10	Prepare a public transport plan to improve access to community facilities	S	TfNSW

Lionel Watts Playing Fields, Davidson

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Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 3:30:32 PM
Amend text:
sportsgrounds, Frenchs Forest

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 3:30:40 PM
Amend principle:
arts and cultural activity, education and community uses.

Number: 3 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:30:52 PM
Add partners:
Office of Sport
ALIA
SL

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 3:31:01 PM
Amend action:
children's

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 3:31:18 PM
Amend action:
strategy, library strategy,

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 3:31:26 PM
Amend action:
(thematic or specific demographics such as young people

Number: 7 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:31:36 PM
Add partner:
Office of Sport

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 3:31:57 PM
Add partners:
Office of Sport
SL
independent schools

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 3:32:13 PM
Add partner:
Office of Sport

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 3:32:21 PM
Amend action:
library, community space and childcare (subject to available funding)

Number: 11 Author: coullr Subject: Highlight Date: 16/01/2020 3:32:36 PM
Add partner:
Office of Sport

Number: 12 Author: coullr Subject: Highlight Date: 16/01/2020 3:32:48 PM
Add partner:
Office of Sport

Number: 13 Author: coullr Subject: Highlight Date: 22/01/2020 12:12:24 PM
Amend action:
Delete

Priority 12

An inclusive, healthy, safe and socially connected community

Globalisation, emerging technologies, social media, climate change and urbanisation have implications for how people live today. Mental health hospitalisations in the Northern Beaches are above NSW averages, more people live alone, and sedentary lifestyles have increased the risk of obesity and Type 2 diabetes.

Creating opportunities for people to participate in community activities, arts, recreation and cultural activities encourages social connection, trust, understanding and neighbourliness.

For example, the ageing population presents an opportunity for places to be age-friendly to support older people's social and recreation needs and make it possible for people of all abilities to access places, buildings and transport. Creating multi-generational places will balance this work with the requirements of the LGA's young people.

About 9,280 people (3.7% of the population) in the Northern Beaches **require assistance in a core activity.** These people generally live in or near retirement communities and aged care facilities.

Figure 4
Population growth by age
- Northern Beaches LGA (% growth 2021-36)

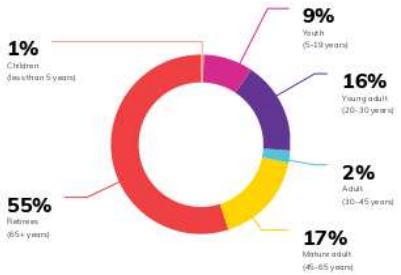

Figure 1
Health indicators - Northern Beaches LGA 2018
3 Compared to the North District and NSW 2

Obesity
21.5 per 100
(18+ years) obese
North District: 18; NSW: 28.2

Alcohol
22.5 per 100
(15+ years) engaging in high-risk drinking
North District: 17.9; NSW: 16.7

Mental health

11.9 per 100
(15+ years) report mental and behavioural problems
North District: 12.1; NSW: 13.1

7.6 per 100
(18+ years) report high or very high psychological distress
North District: 7.3; NSW: 11

2,134 per 100,000
Mental health-related hospitalisations
North District: 2,097; NSW: 1,894

Educational and community facilities, social enterprises, community initiatives, clubs and sporting organisations help foster healthy, culturally rich and networked communities. Our plans to co-locate social infrastructure and services build on this idea.

We can plan for and design streets, places and neighbourhoods that include activity elements 5 walkable streets, bike paths, quality open spaces and recreation opportunities, combined with public transport access and a diversity of housing, employment, education and community facilities. 6

While community wellbeing is typically considered to be intangible, wellbeing indicators or indices could help us to monitor how successfully we are planning for community wellbeing as we provide community facilities and services.

Page: 52

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:41 AM
Amend text:
46

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:35:17 PM
Endnote 20

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:38:29 PM
Amend text:
number of people compared

Number: 4 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:35 AM
Amend text:
45

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 3:33:50 PM
Amend text:
like cafes,

Number: 6 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:38:53 PM
Add text:
We must also plan for cemeteries that support the community's diverse religious and cultural practices and the individual's right to a dignified interment. The North District is predicted to have a shortfall of 1,519 burial spaces by 2036, with Mona Vale and Manly cemeteries estimated to run out of burial spaces in the next 5-15 years. Planning for local cemeteries will support our mental health and emotional wellbeing, enabling regular visits to these special places for remembrance and reflection.
...
Endnote 21 (after 2036)

Principles

- Develop neighbourhoods that inspire social interaction and inclusion and support health and wellbeing.
- Prioritise community services and facilities in areas where there is evidence of greater needs.
- Locate seniors housing, social and affordable housing near centres and high-frequency public transport.
- Promote active travel and public transport to community facilities and services.
- Cater for social interaction, creative and cultural pursuits, and night-time activity in public places.
- Encourage fresh food production in urban areas, such as community gardens, private gardens, rooftop gardens and verge gardens.
- Provide accessible, welcoming and safe places for all ages, abilities and cultures.

No.	Action	Time	Partner
12.1	Engage early with State agencies in precinct and place plans to plan for healthy, safe and socially connected communities	S M	All
12.2	Deliver Frenchs Forest Planned Precinct that meets Green Star liveability criteria for healthy and active living, safety, walkability and access to fresh food; community development projects and programs; and celebrating culture, heritage and identity	S M	DPIE TfNSW SHE NSWH
12.3	Prepare and implement a community participation plan to ensure representation from diverse communities	S	DPIE
12.4	Prepare a social infrastructure study, open space and recreation strategy, plan and specialised plans for specific demographics (young people, older people, people with a disability or people from a culturally or linguistically diverse background); community centre strategy	I	
	Develop LEP and DCP controls that respond to these studies and address universal design requirements; communal spaces in residential flat buildings, including rooftops; fresh food production in urban areas; design criteria for the public domain, including making it easier to walk and cycle; temporary uses; night-time economy; arts and creative industries; and public art	S	
	Review and implement the Arts and Creativity Strategy; Disability Action Plan 2017-2021 and Community Development and Services Policy	S M	
	Develop wellbeing indicators to monitor community health and community facilities and services provision	S M	
12.8	Prepare a public transport plan that identifies and improves public transport service to concentrations of vulnerable population groups	S	TfNSW
12.9	Investigate mechanisms to address homelessness	S	DPIE

Cafés in Newport

Page: 53

Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 3:35:20 PM
Amend principle:
Encourage the availability of healthy fresh food in shops and

Number: 2 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:39:52 PM
Replace photo

Number: 3 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:35:29 PM
New principle:
Support the provision of local, sustainable, affordable, innovative and culturally appropriate interment services.

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 3:35:39 PM
Amend action:
safe, active and

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 3:35:48 PM
Amend action:
strategic centre

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 3:36:01 PM
Add partner:
Office of Sport

Number: 7 Author: coullr Subject: Highlight Date: 22/01/2020 12:12:55 PM
Delete action

Number: 8 Author: coullr Subject: Highlight Date: 22/01/2020 12:14:07 PM
Amend action number:
12.3

Number: 9 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:36:19 PM
Add partner:
Office of Sport

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 3:36:29 PM
Amend action:
children services strategy, social

Number: 11 Author: coullr Subject: Highlight Date: 16/01/2020 3:36:38 PM
Amend action:
plans (thematic or specific demographics such as young people

Number: 12 Author: coullr Subject: Highlight Date: 11/02/2020 2:39:32 PM
Amend action:
and

Number: 13 Author: coullr Subject: Highlight Date: 22/01/2020 12:14:17 PM
Amend action number:
12.4

Number: 14 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:36:49 PM
Add partner:
Office of Sport

Number: 15 Author: coullr Subject: Highlight Date: 16/01/2020 3:36:57 PM
Amend action:
including green, active recreation and/or sports facilities on rooftops;

Number: 16 Author: coullr Subject: Highlight Date: 22/01/2020 12:14:25 PM
Amend action number:
12.5

Number: 17 Author: coullr Subject: Highlight Date: 22/01/2020 12:13:56 PM
Amend action:
Delete

Number: 18 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:37:15 PM
Add partner:
NSLHD

Number: 19 Author: coullr Subject: Highlight Date: 22/01/2020 12:14:36 PM
Amend action number:

Comments from page 53 continued on next page

Principles

- Develop neighbourhoods that inspire social interaction and inclusion and support health and wellbeing.
- Prioritise community services and facilities in areas where there is evidence of greater needs.
- Locate seniors housing, social and affordable housing near centres and high-frequency public transport.
- Promote active travel and public transport to community facilities and services.
- Cater for social interaction, creative and cultural pursuits, and night-time activity in public places.
- Encourage fresh food production in urban areas, such as community gardens, private gardens, rooftop gardens and verge gardens.
- Provide accessible, welcoming and safe places for all ages, abilities and cultures.

No.	Action	Time	Partner
12.1	Engage early with State agencies in precinct and place plans to plan for healthy, safe and socially connected communities	S M	All
12.2	Deliver Frenchs Forest Planned Precinct that meets Green Star liveability criteria for healthy and active living, safety, walkability and access to fresh food; community development projects and programs; and celebrating culture, heritage and identity	S M	DPIE TfNSW DOE NSWH
12.3	Prepare and implement a community participation plan to ensure representation from diverse communities	S	DPIE
12.4	Prepare a social infrastructure study, open space and recreation strategy, social plan and specialised plans for specific demographics (young people, older people, people with a disability or people from a culturally or linguistically diverse background), community centre strategy	I	
12.5	Develop LEP and DCP controls that respond to these studies and address universal design requirements; communal spaces in residential flat buildings, including rooftops; fresh food production in urban areas; design criteria for the public domain, including making it easier to walk and cycle; temporary uses; night-time economy; arts and creative industries; and public art	S	
12.6	Finalise and implement the Arts and Creativity Strategy, Disability Action Plan 2017-2021 and Community Development and Services Policy	S M	
12.7	Develop wellbeing indicators to monitor community health and community facilities and services provision	S M	
20	Prepare a public transport plan that identifies and improves public transport service to concentrations of vulnerable population groups	S	TfNSW
21	Investigate mechanisms to address homelessness	S	DPIE

22

Cafés in Newport

12.6

Number: 20 Author: coullr Subject: Highlight Date: 22/01/2020 12:14:47 PM
Amend action number:
12.7

Number: 21 Author: coullr Subject: Highlight Date: 22/01/2020 12:14:54 PM
Amend action number:
12.8

Number: 22 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:40:32 PM
New action (A12.9):
Develop and implement a library strategy to improve community literacy and access to information

Timing = I

Partners = ALIA, SL

New action (A12.10):
Investigate mechanisms to address the identified shortfall in local cemeteries, including innovative solutions, earmarking appropriate land for new and expanded cemeteries and investigating options for Council to acquire further land to expand existing interment services

Timing = O

Partners = Cemeteries and Crematoria NSW

Priority 13

Strong engagement and cooperation with Aboriginal communities

Before European settlement, Northern Sydney's Aboriginal clans lived along harbour foreshores, fishing and hunting in the waters and hinterlands and harvesting food from the surrounding bush.

There are more than 440 identified Aboriginal heritage sites on the Northern Beaches – places and objects that Aboriginal people connect to physically and spiritually. This includes shell middens, rock paintings (such as stencil art protected in rock shelters), grinding grooves and water holes, ceremonial grounds, burials, rock engravings, scarred trees, stone and ochre quarries, fish traps, stone arrangements and seed grinding patches. These sites must be protected from development, vandalism and natural erosion.

The Aboriginal Heritage Office is a joint initiative by Lane Cove, North Sydney, Willoughby, Ku-ring-gai, Strathfield and Northern Beaches Councils **to protect Aboriginal heritage in these areas.**

Nearly 1,400 people (0.5% of the population) in the Northern Beaches **identify as Aboriginal and Torres Strait Islander.**

The Aboriginal worldview is based around a kinship with the natural environment. The connection Aboriginal and Torres Strait Islander people have with their land and heritage can also influence the economic self-determination of Aboriginal communities, especially on MLALC-owned land (see P4). MLALC-owned land is set to increase through the Crown Lands Transfer Program, an independently facilitated process that streamlines Aboriginal land claims and provides certainty to all parties in terms of Crown land. Northern Beaches LGA is part of an initial phase of this project.

Northern Beaches Council supports **reconciliation between Aboriginal peoples and the councils of the North District.**

Our Stories, Irrawong Reserve

Principles

- Promote, preserve and protect Aboriginal and Torres Strait Islander heritage and culture in partnership with local Aboriginal and Torres Strait Islander communities.
- Recognise, honour and protect Aboriginal arts, culture and heritage through the design of public spaces, public art, festivals and support for social and economic initiatives.
- Promote education, arts and cultural programs to foster the community appreciation and celebration of Aboriginal and Torres Strait Islander cultural heritage.
- Engage Aboriginal and Torres Strait Islander people in planning and decision-making.

No.	Action	Time	Partner
13.1	Develop LEP and DCP controls that protect Aboriginal heritage and areas of cultural significance including the Government Architect NSW's Ochre Grid (once finalised)	S	OGA DPE
13.2	Finalise the Crown Lands Transfer program	S	DPE MLALC
13.3	Work with MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre; homelessness strategies and social housing schemes; and identification and protection of places with high cultural heritage values	S M	MLALC NSWALC
13.4	Prepare and implement a community participation plan that incorporates Aboriginal representation and collaboration with the local Aboriginal Heritage Office	S	AHO
13.5	Investigate mechanisms to better connect Aboriginal and Torres Strait Islander people and living cultures, including: a. engaging an Aboriginal Liaison Officer to direct how we consult with local Aboriginal and Torres Strait Islander people b. establishing either a local reconciliation action plan or treaty between Aboriginal and Torres Strait Islander people of the northern parts of Sydney and respective councils c. supporting a national treaty between Aboriginal and Torres Strait Islander people and all levels of government	S M	AHO MLALC councils

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Number: 1 Author: coullr Subject: Highlight Date: 11/02/2020 2:40:54 PM
Endnote 22

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:41:13 PM
Amend text:
four Aboriginal Places and 1,060 recorded Aboriginal Sites

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:42:08 PM
Amend text:
These include

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 2:42:28 PM
Endnote 22

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 3:40:17 PM
Add partner:
MLALC

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 3:38:54 PM
Amend action:
schemes; feasible and appropriate land use opportunities;

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 2:43:15 PM
Amend action:
Implement the community participation plan and incoporate

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 2:43:33 PM
Amend text:
with

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 2:44:02 PM
Amend text:
and Torres Strait Islander communities.

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 3:39:11 PM
Amend action:
in collaboration with Aboriginal

Number: 11 Author: coullr Subject: Highlight Date: 22/01/2020 12:15:44 PM
Amend partner:
North District councils

Priority 14

3 h artistic, creative and innovative culture

The Northern Beaches has a growing arts and creativity community with around 8% of the workforce employed in cultural or creative occupations and many others participating as a hobby. 6 This includes activities across 9 al arts, literature, film, sculpture, p dia, design, architecture, as well as 10 l and community events.

Recent council initiatives include 12 oping a strategy for implementing the 50 kilometre Coast Walk featuring permanent, temporary and ephemeral interpretive public art 13 ural Policy, Collections Management Policy, Public Art Policy, Arts and Creative Strategy and associated action plan. Mona Vale Arts Centre with a community gallery, teaching spaces and studios and Avalon Creative Studios with additional affordable artist studio spaces.

4 kets like the Creative Mode Markets; events h as Pittwater Artists Trail and Creative Creatures Film Festival; and live music venues.

The 5 t Arts and Creativity Strategy highlights the importance of 8 and creativity for the community and our commitment to supporting arts, creative and cultural opportunities.

11 n increase the supply of creative and cultural spaces by reviewing planning controls and processes to enable opportunities for shared use of existing government-owned places. The LGAs strategic centres offer opportunities to incorporate 14 urban design and planning and by identifying spaces for creative pursuits and activations.

15

Create NSW indicates that **for culture to truly flourish it needs a home - places where it can be created, shared and enjoyed** *(Cultural Infrastructure Plan 2025).*

Arts, culture and creativity is facilitated through public cultural infrastructure 16 tely owned and operated businesses, including clusters of arts, creative and gallery spaces at Mona Vale, Manly, Avalon, Brookvale and Seaforth.

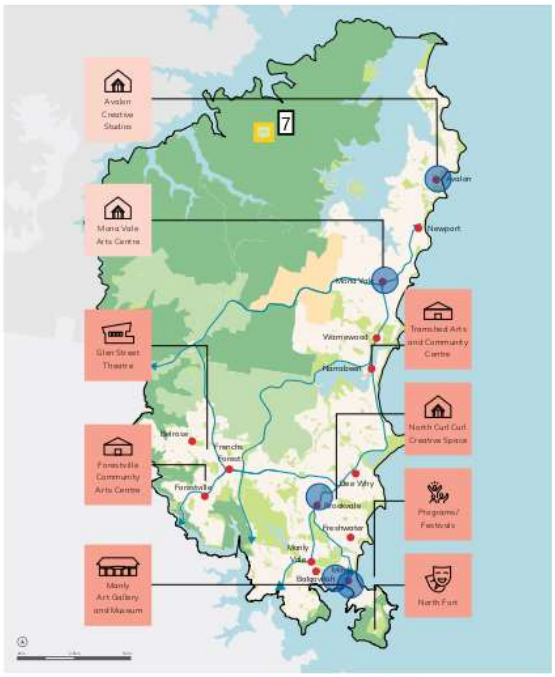
Figure 46
Northern Beaches programs and events

Programs and events with high participation rates include...

Manly Arts Festival
12,000 people

Manly Jazz Festival
118,000 people

Map 1
Nor Beache 2 tive and cultural facilities



Legend
- Urban area
- Non-urban
- Ingleside Growth Area
- Markets
- Clusters of arts, creative and gallery spaces
- Public transport and active travel connection
- Arts and cultural facilities (existing)
- Arts and cultural facilities (in planning)

Page: 55

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:08 AM
Amend text:
15

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:44:22 PM
Amend text:
creative spaces and places snapshot
....
Endnote 23

Number: 3 Author: coullr Subject: Highlight Date: 22/01/2020 12:16:13 PM
Amend P14 title: A community enriched through the arts and connected through creativity

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 3:41:00 PM
Amend text:
From the photographic studios in Warriewood to the surfboard shapers in Brookvale, the artist-run initiatives in Seaforth, jewellers, ceramics groups, painters,, sculptors, writers, film-makers, screen printers and musicians, the Northern Beaches is a powerhouse of creative industries.

Number: 5 Author: coullr Subject: Highlight Date: 22/01/2020 12:16:27 PM
Amend text:
Delete

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 2:44:41 PM
Endnote 23

Number: 7 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:41:15 PM
Amend map:
- Replace map with map from Council's Arts and Creativity Strategy (page 22)

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 3:41:23 PM
Amend text:
making room for the creative sector and this includes reviewing planning controls and processes that enable and support creative businesses to establish and thrive.

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 3:41:39 PM
Amend text:
visual and performing arts, literature, film, fashion,

Number: 10 Author: coullr Subject: Highlight Date: 11/02/2020 2:45:06 PM
Amend text:
festivals

Number: 11 Author: coullr Subject: Highlight Date: 16/01/2020 3:41:48 PM
Amend text:
Our

Number: 12 Author: coullr Subject: Highlight Date: 16/01/2020 3:41:57 PM
Amend text:
the adoption of a 10-year Arts and Creativity Strategy to guide the development of a sustainable and thriving local culture of arts and creativity, and

Number: 13 Author: coullr Subject: Highlight Date: 16/01/2020 3:42:04 PM
Amend text:
Council will deliver new creative spaces at Mona Vale that will include studios, workshop and exhibition spaces and, at Avalon that will include workshop and affordable studio spaces.

Number: 14 Author: coullr Subject: Highlight Date: 16/01/2020 3:42:12 PM
Amend text:
artists in urban design and planning processes to deliver integrated and innovative outcomes for the local community that are authentic to the Northern Beaches.

Number: 15 Author: coullr Subject: Sticky Note Date: 14/02/2020 2:55:59 PM
Add text:
Arts and creativity skillsets are also increasingly recognised for their importance in supporting problem solving and creative solutions with the updated acronym STEAM (Science, Technology, Engineering, Arts and Mathematics). Developing future-focused skills in our community is an important way of supporting innovation and creative problem-solving to tackle our big challenges.

Number: 16 Author: coullr Subject: Highlight Date: 16/01/2020 3:42:18 PM
Amend text:

Comments from page 55 continued on next page

Priority 14
An artistic, creative and innovative culture

The Northern Beaches has a growing arts and creativity community with around 8% of the workforce employed in cultural or creative occupations and many others participating as a hobby[18]. This includes activities across visual arts, literature, film, sculpture, new media, design, architecture, as well as festival and community events.

Recent council initiatives include developing a strategy for implementing the 36-kilometre Coast Walk featuring permanent, temporary and ephemeral interpretive public art. A Cultural Policy, Collections Management Policy, Public Art Policy, Arts and Creative Strategy and associated action plan. Mona Vale Arts Centre with a community gallery, teaching spaces and studios and Avalon Creative Studios with additional affordable artist studio spaces.

markets like the Creative Made Markets; events such as Pittwater Artists Trail and Creative Creatures Film Festival; and live music venues.

The draft Arts and Creativity Strategy highlights the importance of arts and creativity for the community and our commitment to supporting arts, creative and cultural opportunities.

We can increase the supply of creative and cultural spaces by reviewing planning controls and processes to enable opportunities for shared use of existing government-owned places. The LGAs strategic centres offer opportunities to incorporate art in urban design and planning and by identifying spaces for creative pursuits and activations.

Create NSW indicates that **for culture to truly flourish it needs a home - places where it can be created, shared and enjoyed** *(Cultural Infrastructure Plan 2025)*.

Arts, culture and creativity is facilitated through public cultural infrastructure to privately owned and operated businesses, including clusters of arts, creative and gallery spaces at Mona Vale, Manly, Avalon, Brookvale and Seaforth.

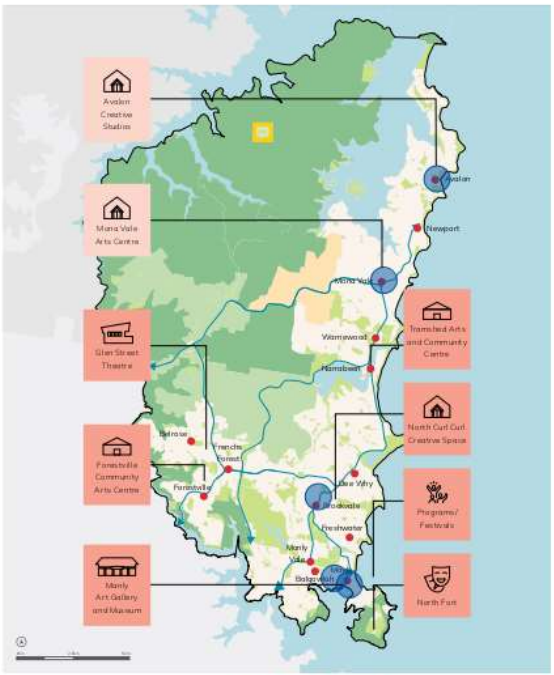
Figure 17
Northern Beaches programs and events

Programs and events with high participation rates include...

Manly Arts Festival
12,000 people

Manly Jazz Festival
118,000 people

Map 12
Northern Beaches creative and cultural facilities



Legend
- Urban area
- Non-urban
- Ingleside Growth Area
- Markets
- Clusters of arts, creative and gallery spaces
- Public transport and active travel connection
- Arts and cultural facilities (existing)
- Arts and cultural facilities (in planning)

as well as

Number: 17 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:05 AM

Amend text:
47

Number: 18 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:45:55 PM

Amend infographic:
- Replace infographic with figure from Council's Arts and Creativity Strategy 'How we got creative over the last 12 months'
....
Endnote 23

Principles

- 2 ate a network of arts, cultural and activity spaces that contribute to the community and economy.
- 4 ble arts and creative uses, including ured use of government-owned property for temporary uses such as art exhibitions, art productions, markets and events.
- 5 ance and promote creative expression and public art participation, including during the evening.

1

No.	Action	Time	Partner
14.1	6 ise and implement the Arts and Creativity Strategy and action plan, Collection Management Policy and Public Art Policy	O	
14.2	Develop LEP and DCP controls that respond to social infrastructure and employment studies, the economic development plan and the Arts and Creative Strategy, including temporary 7 s such as markets in community centres; and facilitate public art in public and private development and use of vacant tenancies for arts, cultural or creative industries	S	
14.3	Investigate opportunities for shared use of 8 ernment-owned property such as schools, hospitals, libraries, galleries and theatres or community centres for creative uses and/or exhibition spaces	S M	NSWH DoE
14.4	Review barriers to enable the arts and creative initiatives, such as review of approval processes and planning pathways	S	
14.5	Deliver the coast walk and implement the Coast Walk Public Art Strategic Plan – including permanent public artworks, integrated design projects, heritage interpretation and artistic and cultural programs	O	
14.6	Deliver 9 ew arts centre in Mona Vale	M	
14.7	10 pose Avalon Golf Clubhouse for artist studios and workshops	S	
14.8	Investigate arts and creative opportunities 11 e plans	S	
14.9	Pursue opportunities to integrate public art outcomes into the new Frenchs Forest Town Centre	M	

Mural, Manly

3

Page: 56

Number: 1 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:46:15 PM
New principles:
Broaden the scope of art in public places to include temporary works, sensory experiences, immersive events and artwork on hoardings for long-term developments.

Support Aboriginal-led creative workshops, education and exhibitions and implement art in significant locations.

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 3:44:32 PM
Amend principle:
Create a network of inclusive places and spaces for the arts, cultural expression and creativity to contribute to community well-being, innovation and industry growth.

Number: 3 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:44:44 PM
Replace photo

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 3:44:56 PM
Amend principle:
Enable arts and cultural activity, including shared use of private and public facilities for temporary uses such as art exhibitions, art productions, markets and events, including during the evening.

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 3:45:07 PM
Amend principle:
Enhance and promote design excellence and artistic expression and creativity in the public domain to strengthen connection to place.

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 3:45:17 PM
Amend action:
Implement the Arts and Creativity Strategy, Northern Beaches Public Art Policy, Collection Management Policy and Community Centres Strategy

Number: 7 Author: coullr Subject: Highlight Date: 20/01/2020 4:18:00 PM
Amend action:
uses in community centres; public and private developments; and address the needs of the arts and creative businesses

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 3:45:35 PM
Amend action:
private and public facilities such as schools, hospitals, libraries, galleries and theatres or community centres for creative uses and/or exhibition spaces

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 2:46:31 PM
Amend action:
a contemporary arts and creativity centre

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 3:46:05 PM
Amend action:
Provide artist studios and workshop space at Avalon Golf Course

Number: 11 Author: coullr Subject: Highlight Date: 14/02/2020 2:56:23 PM
Amend action:
to grow place vibrancy in place plans, public domain guidelines, the destination management plan and night-time economy strategy

Housing

Demand for housing is linked to population growth.

The population of the Northern Beaches is steadily growing. Much of the demand for new housing can be met by development in areas already zoned for growth such as Dee Why, Brookvale and Mona Vale, and by developing areas such as the Frenchs Forest Planned Precinct. We will still need to identify and plan for some growth in new areas over the medium to longer term to meet demand.

The demand for different forms of housing is also increasing, particularly medium density housing such as townhouses. With limited housing diversity, the Northern Beaches offers few affordable housing options and limited access to social housing.

The Northern Beaches requires a mix of housing types in well-planned neighbourhoods that are close to jobs, public transport, and walking and cycling options.

Planning priorities

- **Priority 15**
  Housing supply, choice and affordability in the right locations
- **Priority 16**
  Access to quality social housing and affordable housing

Priority 15

Housing supply, choice and affordability in the right locations

In 2016 there were 101,468 dwellings in the Northern Beaches LGA. The *North District Plan* sets a target for an additional 3,400 dwellings in the Northern Beaches between 2016 and 2021. We are well on the way to achieving this target through developments in existing centres and in areas such as Warriewood Valley. We will develop a 6-10 year housing target and a 20-year target in our local housing strategy, scheduled to be released in the first half of 2020.

The projected population growth for the Northern Beaches is expected to generate demand for an additional 11,200 new dwellings. Meeting this demand equates to an average of 620 new dwellings per year. This is consistent with historic development trends.

There is capacity for around 6,400 new dwellings to be developed in areas already zoned for growth and 4,360 dwellings are planned in the Frenchs Forest Planned Precinct. Housing increases could also result from plans for the Ingleside Growth Area, the Brookvale Structure Plan Area and through implementation of the NSW Government's Medium Density Housing Code.

The draft Land Use and Infrastructure Strategy for Ingleside proposes 2,400 low to medium density homes. However, a bushfire Risk Assessment prepared in 2018 found new residents could be exposed to unacceptable bushfire risks. Future housing capacity at Ingleside is therefore being reviewed in collaboration with the NSW Government to determine overall dwelling capacity.

The draft Brookvale Structure Plan identifies the potential for an additional 670 dwellings. This plan will be revised once additional traffic and transport investigations are completed.

The NSW Government's Medium Density Housing Code will permit a variety of medium density development in the LGA as "complying" development on land that is not currently subject to these controls. The commencement of the Code has been deferred until October 2019 and has requested an extension to the deferral and is seeking to address the Code via our local housing strategy.

Housing types

- Nearly 40% of households are couples with children living mainly in detached dwellings. However, a third live in attached dwellings or apartments, a trend that is expected to increase.
- Most homes – 56% - are separate dwellings. Higher density dwellings (semi-detached 9% and apartments 34%) are concentrated around coastal locations like Manly and Dee Why. The rest of the LGA generally comprises lower density housing.

Coming and going

- People moving to the Northern Beaches from outside the LGA are mainly relatively local, from areas like Ku-ring-gai, North Sydney and Willoughby LGAs. They tend to be adults settling with families.
- People who leave the Northern Beaches head to more affordable areas that offer a similar lifestyle such as the Central Coast and Gold Coast; closer to the Sydney CBD; or nearby areas, such as Ku-ring-gai, Willoughby, Hornsby or Mosman LGAs. Older age groups tend to move to northern coastal locations, whereas young adults move closer to the Sydney CBD and family households move to nearby areas.

Page: 57

Number: 1 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 2:57:44 PM
Amend text:
Bush Fire

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:47:03 PM
Fix typo

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 3:48:35 PM
Amend text:
strategic centre.

Number: 4 Author: coullr Subject: Highlight Date: 14/02/2020 2:58:06 PM
Amend text:
The projected population growth for the Northern Beaches is expected to generate demand for an additional 11,747 dwellings by 2036. This is an implied dwelling requirement and equates to 652 new dwellings per year; consistent with historic development trends. Previous work by the Department of Planning, Industry and Environment (DPIE) assuming smaller household sizes in the future, estimated demand for up to 17,000 new dwellings in the same period. An updated determination of housing demand will be provided in Council's local housing strategy.

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 3:48:51 PM
Amend text:
Low Rise Medium Density Housing

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 2:49:53 PM
Amend text:
There is a feasible capacity for around 10,785 dwellings to be developed in the LGA. This includes 6,400 new dwellings in areas already zoned for growth (see Figure 50 and Map 17) and 4,360 dwellings in Frenchs Forest strategic centre.

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 3:49:30 PM
Amend text:
Council is considering alternatives to the Code in the preparation of its local housing strategy, including greater opportunities for small lot housing and dual occupancy housing close to existing centres.

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 3:49:40 PM
Amend text:
1 July 2020

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 3:49:56 PM
Amend text:
Low Rise Medium

While most housing demand to 2036 can be met through existing housing capacity and developing the Frenchs Forest Planned Precinct, we must also consider:

- current low levels of social housing and affordable housing stock (see P.16)
- limited public transport and existing road capacity issues
- current State housing policies including policies for seniors housing, boarding houses and proposed medium density housing controls
- the LGA's natural environment, character and amenity, which constrain development
- housing that caters for different demographic groups, especially older people and families.

There is capacity for new shop-top housing or medium density housing in mixed use areas around Brookvale, Dee Why, Mona Vale and Manly and some local centres. Our local housing strategy will consider how we can unlock land for new housing around strategic centres, as below:

- **Frenchs Forest:** This Planned Precinct will accommodate approx. 4,360 new homes over the next 20 years. Stage One comprising 2,000 dwellings and further stages subject to infrastructure, including a public transport link to Chatswood and Beaches Link Tunnel.
- **Brookvale:** While renewal opportunities will support Brookvale as a place for jobs, new housing will be provided subject to infrastructure such as B-Line improvements, public transport to Chatswood and an express bus to Manly.
- **Dee Why:** New homes can be built under existing planning controls, with opportunities to diversify housing types around the centre.
- **Mona Vale:** Opportunities exist for new housing near the centre that complements the village character.
- **Manly:** Any new housing must balance requirements for short-term visitor accommodation with housing options for permanent residents within heritage constraints.

Existing residential areas will be investigated for increased housing diversity ('missing middle'), focusing on areas up to 1.5km from strategic and local centres with high-frequency public transport. Villages could accommodate housing that can be adapted for people to remain in their communities as their housing needs change.

Other investigations for new housing would need to consider constraints such as natural hazards and the high conservation value of the Metropolitan Rural Area that includes Oxford Falls Valley and Beacons Vale North (see P.4).

The new LEP and DCP will include controls to encourage high quality, well designed buildings, including medium density housing controls to create healthy, liveable neighbourhoods. Our local housing strategy will explore options for how we can address the housing needs of our community into the future.

Figure 1
Housing demand and supply
– Northern Beaches LGA (2018-36)[1]

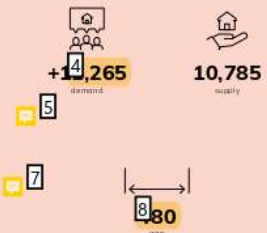


Figure 2
Current housing stock, demand and capacity
– Northern Beaches LGA[2]

* Other housing types equate to less than 1%

Figure 10
Housing principles

Page: 58

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:17:01 AM
Amend text:
48

Number: 2 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:56 AM
Amend text:
50

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 3:50:55 PM
Amend text:
strategic centre,

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 3:50:59 PM
Amend infographic:
11,747

Number: 5 Author: coullr Subject: Sticky Note Date: 14/02/2020 2:59:04 PM
Amend infographic:

Note: Demand and supply figures do not include granny flats

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:51:11 PM
New text:
- urban form that supports and encourages walking and cycling

Number: 7 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:51:26 PM
New infographic:
Figure 49 - Other dwelling types constructed since 2016
...
Granny flats: 492
Seniors living units: 128
Boarding house rooms: 124
...
Endnote 2

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 3:51:28 PM
Amend infographic:
962

Number: 9 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:04:54 PM
Improve legibility:
Note: Other

Number: 10 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:53 AM
Amend text:
51

Number: 11 Author: coullr Subject: Highlight Date: 16/01/2020 3:51:37 PM
Amend text:
Area (MRA) and future MRA investigation area

Number: 12 Author: coullr Subject: Highlight Date: 11/02/2020 2:52:04 PM
Amend text:
consider feasibility and

Number: 13 Author: coullr Subject: Highlight Date: 16/01/2020 3:51:46 PM
Amend text:
strategic centre

Number: 14 Author: coullr Subject: Highlight Date: 16/01/2020 3:51:55 PM
Amend principle:
in

Number: 15 Author: coullr Subject: Highlight Date: 22/01/2020 12:20:13 PM
Amend principle:
and within

Number: 16 Author: coullr Subject: Highlight Date: 16/01/2020 3:52:04 PM
Amend text:

Comments from page 58 continued on next page

While most housing demand to 2036 can be met through existing housing capacity and developing the Frenchs Forest Planned Precinct, we must also consider:

- current low levels of social housing and affordable housing stock (see P.16)
- limited public transport and existing road capacity issues
- current State housing policies including policies for seniors housing, boarding houses and proposed medium density housing controls
- the LGA's natural environment, character and amenity, which constrain development
- housing that caters for different demographic groups, especially older people and families.

There is capacity for new shop-top housing or medium density housing in mixed use areas around Brookvale, Dee Why, Mona Vale and Manly and some local centres. Our local housing strategy will consider how we can unlock land for new housing around strategic centres, as below:

- **Frenchs Forest**: This State-led Planned Precinct will accommodate around 4,360 new homes over the next 20 years, with Stage One comprising 2,000 dwellings and further stages subject to infrastructure, including a public transport link to Chatswood and Beaches Link Tunnel.
- **Brookvale**: While renewal opportunities will support Brookvale as a place for jobs, new housing will be provided subject to infrastructure such as B-Line improvements, public transport to Chatswood and an express bus to Manly.
- **Dee Why**: New homes can be built under existing planning controls, with opportunities to diversify housing types around the centre.
- **Mona Vale**: Opportunities exist for new housing near the centre that complements the village character.
- **Manly**: Any new housing must balance requirements for short-term visitor accommodation with housing options for permanent residents within heritage constraints.

Existing residential areas will be investigated for increased housing diversity ('missing middle'), focusing on areas up to 1.5km from strategic and local centres with high-frequency public transport. Villages could accommodate housing that can be adapted for people to remain in their communities as their housing needs change.

Other investigations for new housing would need to consider constraints such as natural hazards and the high conservation value of the Metropolitan Rural Area that includes Oxford Falls Valley and Belrose North (see P.4).

The new LEP and DCP will include controls to encourage high quality, well designed buildings, including medium density housing controls to create healthy, liveable neighbourhoods. Our local housing strategy will explore options for how we can address the housing needs of our community into the future.

Figure 47
Housing demand and supply
- Northern Beaches LGA (2018-36)[1]

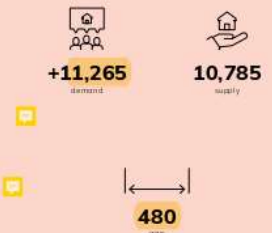


Figure 48
Current housing stock, demand and capacity
- Northern Beaches LGA[2]

Figure 49
Housing principles

with the State-led planned precinct - Phase One comprising 2,000 dwellings. Further stages in the strategic centre are subject to longer-term infrastructure options such as

Number: 17 Author: coullr Subject: Highlight Date: 22/01/2020 12:20:26 PM

Amend principle:
risks from natural and urban hazards, or

116
1
2
4
3
Legend
Legend
117
Housing Construction, Narrabeen Lagoon
5
6
The missing middle
Two houses
Single detached dwelling
Dual occupancy
Residential flat buildings
Multi-dwelling houses
Manor homes
Towards 2040

Page: 59

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:50 AM
Amend text:
16

Number: 2 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:47 AM
Amend text:
17

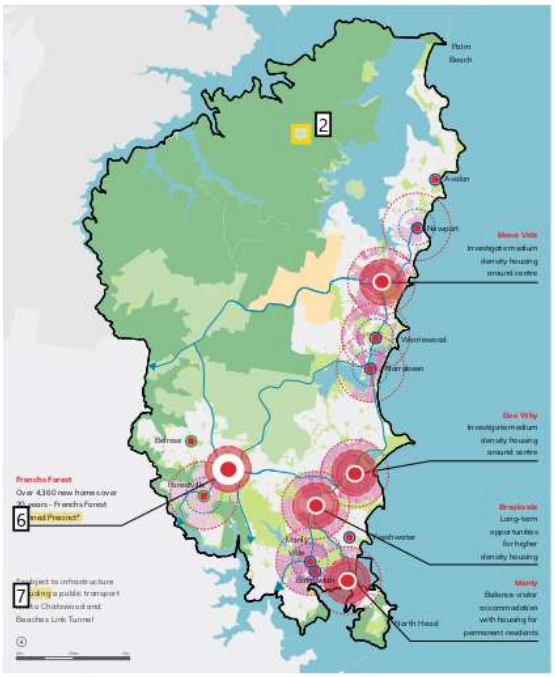
Number: 3 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:53:28 PM
Amend map:
- New MRA layer

Number: 4 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:53:38 PM
Amend map:
- New MRA layer

Number: 5 Author: coullr Subject: Sticky Note Date: 11/02/2020 2:52:20 PM
Replace photo

Number: 6 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:44 AM
Amend text:
52

Map 1
Northern Beaches housing opportunities[2]



No.	Action	Time	Partner
15.1	Prepare and implement a local housing strategy	I	DPIE
15.2	Develop LEP and DCP controls informed by the local housing strategy to ensure the supply and mix of housing responds to community needs, including apartment mix controls; low-rise medium density housing; adequate communal spaces in higher density development; requirements for adaptable housing and universal design; removal of floor space ratio (FSR) control for dwellings in Manly; and street activation in centres	I	DPIE
15.3	Seek exemption from State policies that override local housing provisions based on the delivery of housing that meets the demonstrated needs of the community through our local housing strategy, including: a. seniors housing under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* b. boarding houses under *State Environmental Planning Policy (Affordable Rental Housing) 2009* c. medium density housing under *State Environmental Planning Policy (Exempt and Complying Development Code) 2008*	I	DPIE
15.4	Investigate mechanisms for mixed use residential development in centres while also meeting requirements for minimum levels of retail and commercial floor space	M	
15.5	Establish place plans to respond to the local housing strategy and apply a whole-of-government approach to align growth and infrastructure in strategic centres	S M	All
15.6	Clarify the future of Ingleside through a detailed bushfire evacuation study and community engagement	S	DPIE

Page: 60

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:41 AM
Amend text:
18

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 3:53:57 PM
Amend map:
- New MRA layer

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 3:54:07 PM
Amend action:
needs and minimises land use conflicts,

Number: 4 Author: coullr Subject: Highlight Date: 14/02/2020 3:01:35 PM
Amend action:
Work with the Department of Planning, Infrastructure and Environment on the application of relevant State policies that override local housing provisions, by developing a local approach to the provision of seniors housing, boarding houses and medium density housing based on evidence in the local housing strategy, including a review of:

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 2:53:10 PM
Fix typo

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 12:21:39 PM
Amend infographic:
strategic centre

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 2:53:41 PM
Amend text:
such as

Priority 16
Access to quality social housing and affordable housing

There is a limited supply of social housing and affordable rental housing on the Northern Beaches. The NSW Government provides around 1,200 social housing dwellings in the LGA, most of which are single-person households.

The supply of affordable rental housing, which is often provided by charities or a registered Community Housing Provider, is more difficult to monitor but is also limited. Rents across the LGA are rated as severely unaffordable to extremely unaffordable for a typical rental household.

The lack of affordable housing is pronounced for households on lower incomes, driving the demand for social housing and affordable rental housing.

Housing affordability relates to the general affordability of both rental and purchase housing on the open market and is not limited to those on low to moderate incomes. A common benchmark of affordability is housing that does not absorb more than 30% of the gross income of very low, low or moderate income households.

Affordable rental housing is housing for households with very low, low or moderate incomes that are unable to access private market housing without financial stress. It is often provided by registered Community Housing Providers and involves a discount on market rentals.

Social housing or public housing is housing directly provided by the NSW Government to financially and socially disadvantaged people through the NSW Department of Communities and Justice.

From August 2019, Bridge Housing, in partnership with the Women's Housing Company, will manage some **1,200 social housing dwellings on the Northern Beaches** on behalf of the NSW Department of Communities and Justice.

5

Studies have identified an unmet demand of around 8,100 social housing and affordable rental housing dwellings in the LGA (excluding households already residing in social housing). Current wait times for social housing sit at five to 10 years, or more than 10 years for four-bedroom properties. Management responsibilities for these dwellings have recently been transferred from the NSW Government to Community Housing Providers.

Figure 7
Demand for social and affordable housing[1]

now

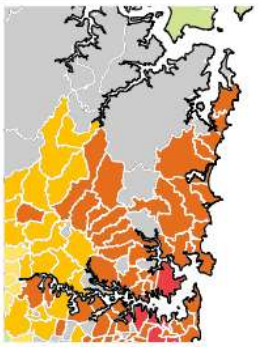
Unmet demand for around 8,100 social and affordable housing dwellings.

2036

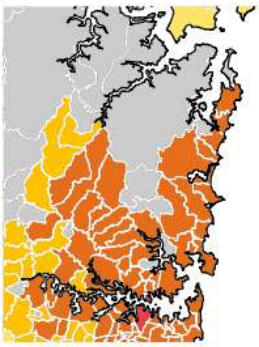
Projected demand for an additional 2,000 social and affordable housing dwellings by 2036

Demand for social and affordable housing **is projected to increase by around 2,000 dwellings by 2036**, to a total demand of around 12,000 dwellings.

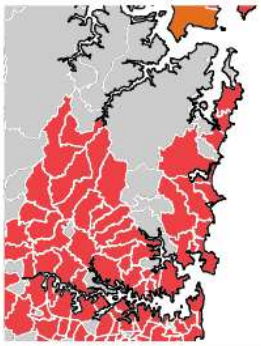
Map 2
Rental affordability index for a household income of $100,000 per annum[1]



Map 1
Rental affordability index for two bedroom for minimum wage couple[1]



Map 3
Rental affordability index for a one bedroom for single pensioner[1]



Legend
Rental Affordability Index

- Very affordable - 200 or above
- Affordable - 150 to 200
- Acceptable - 120 to 150
- Moderately unaffordable - 100 to 120
- Unaffordable - 80 to 100
- Severely unaffordable - 50 to 80
- Extremely unaffordable - 50 or less
- Data not available

The Rental Affordability Index (RAI) is the price index for housing rental markets. It represents rental affordability relative to household incomes.

Households paying 30% of income on rent have an RAI score of 100, indicating they are at the critical level for housing stress.

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:35 AM
Amend text:
20

Number: 2 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:31 AM
Amend text:
19

Number: 3 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:27 AM
Amend text:
21

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 3:59:44 PM
Fix typo

Number: 5 Author: coullr Subject: Sticky Note Date: 13/02/2020 1:42:46 PM
Add text:
In 2016, there were 20,126 people in low income households living in the Northern Beaches. Low income households are defined as households falling into approximately the bottom 20% of equivalised incomes across Australia. For 2016, this includes households under $500 per week.
....
Endnote 3

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 3:59:38 PM
Fix typo

Number: 7 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:25 AM
Amend text:
53

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 3:59:57 PM
Fix typo

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 4:00:08 PM
Fix typo

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 4:00:20 PM
Fix typo

Figure 1
Housing continuum

Providing more diverse and affordable rental and social housing options will help families and key workers, such as police and health care workers, stay in the area. It will mean people of all incomes and backgrounds can participate in the community. Any new social housing and affordable rental housing must be well designed and located.

The Northern Beaches Affordable Housing Policy commits to a 10% affordable rental housing target for all planning proposals, urban renewal or greenfield development, with higher rates where financially feasible. We will implement this policy in the Frenchs Forest Planned Precinct, Ingleside Growth Area and other urban renewal areas.

Northern Beaches LGA is included in State *Environmental Planning Policy No. 70 Affordable Housing*. This allows us to require affordable rental housing in new developments in areas that are subject to 'upzoning' – that is, where new planning rules permit higher density development, subject to NSW Government approval.

We have set affordable rental housing targets of 15% in Frenchs Forest town centre and 10% for the remaining rezoned area in Frenchs Forest Precinct, about 400 to 600 new dwellings. This is insufficient to meet current unmet demand or future demand for affordable housing. The challenge is to address this unmet demand in the context of relatively low increases in overall housing demand. Put simply, significant additional housing supply is not needed to address projected population growth, but is needed to address affordability issues and to provide a greater choice of housing options to a changing and ageing community.

Principles

- Build more high-quality and diverse social housing and affordable rental housing in areas close to services and facilities and with access to high-frequency public transport.
- Protect and retain existing affordable rental housing.
- Seek a minimum 10% affordable rental housing for all planning proposals for upzoning, urban renewal or greenfield development, with higher rates where financially feasible.
- Ensure the available supply of affordable rental housing is shared equitably among vulnerable residents.

No.	Action	Time	Partner
16.1	Increase the supply of affordable rental housing through the local housing strategy and LEP and DCP controls	O	DPIE CHP
16.2	Implement the affordable housing policy and action plan, including: a. updating the voluntary planning agreement policy b. prioritising allocation of Council-managed affordable rental housing to key workers, people with a disability, long-term local residents, and people with a social or economic association to the Northern Beaches c. investigating the feasibility of providing affordable rental housing on Council-owned land prior to planning for development, redevelopment, lease or sale of that land	S M	DPIE
16.3	Develop an affordable housing contributions scheme for Frenchs Forest Planned Precinct	S	DPIE
16.4	Investigate opportunities for joint projects with local Community Housing Providers and State agencies to deliver social housing and affordable rental housing on the Northern Beaches	S M	CHP
16.5	Lobby the NSW Government to amend State policies that override local provisions, such as State *Environmental Planning Policy (Affordable Rental Housing) 2009* to ensure social and affordable housing is well designed and located through appropriate local planning controls	S	DPIE
16.6	Establish a memorandum of understanding with the NSW Government to improve social housing provision in the LGA	L	

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:20 AM
Amend text:
54

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:54:46 PM
Amend text:
help very low to moderate income households, including key

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:01:14 PM
Amend text:
strategic centre

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 2:55:15 PM
Amend text:
The *Greater Sydney Region Plan* identifies affordable rental housing targets in the range of 5-10% of new residential floor space, subject to viability. Under the Northern Beaches Affordable Housing Policy, Council

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 4:01:23 PM
Amend text:
strategic centre,

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 12:22:20 PM
Amend action:
strategic centre

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 2:55:53 PM
Amend action:
Work with the Department of Planning, Infrastructure and Environment on the application of relevant State policies that override local provisions, such

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 4:02:03 PM
Amend action:
located, and affordable to very low to moderate income earners,

Great places

The Northern Beaches is a great place to live – we want to retain this by celebrating its special local characteristics and qualities.

Any new development must enhance local character – this requires planning for safe, inclusive, walkable, mixed-use areas with great design and connections to natural environment areas and an area's heritage. Places will be planned to foster interaction and healthy lifestyles, creativity, enterprise and innovation.

Planning priorities

- **Priority 17**
  Centres and neighbourhoods designed to reflect local character and lifestyle
- **Priority 18**
  Protected, conserved and celebrated heritage

Priority 17

Centres and neighbourhoods designed to reflect local character and lifestyle

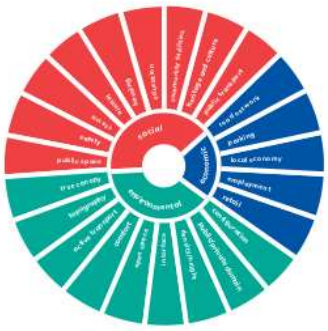
The Northern Beaches offers a broad collection of places, each with their own diverse and special character. The LGA's five strategic centres, nine local centres and the neighbourhoods that surround them all differ, supporting a mix of higher-density living to low-scale environmentally sensitive residential areas, each within an extraordinary natural environment. Places of regional importance in the LGA include the beaches, Narrabeen Lagoon and Pittwater.

A place's character is what makes a neighbourhood distinct. Character will underpin planning for how the LGA's places will change over time, including characteristics to be retained or enhanced. Some places will change in character over time, for example where we have identified opportunities for growth, but place-making will remain central to the creation of great new places in these circumstances.

We will elevate the community's role in informing decisions to plan, create and renew much-loved places. This place-based, design-led approach will build on the valued characteristics of existing neighbourhoods and places.

'Great places and cities don't happen by chance: they are designed, and continue to be designed as we manage the transformation of our cities' - Better Placed, Government Architect NSW

Figure 1
Local [illegible] for wheel and examples of local initiatives 2



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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:09 AM

Amend text:
55

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:56:29 PM

Endnote 24

Figure 1
Local character wheel and examples of local initiatives 2

Activation plans

Place plans

Public domain improvements

Community hubs and arts and cultural facilities

Tree canopy and streetscape programs

Public art programs

Events of different scale

Partnerships with businesses

Place planning is a multidisciplinary approach to the planning and management of public spaces centred on the community's connection to place. We will apply place planning in strategic and local centres, starting with Avalon. Reviews of local character planning controls will consider special area controls, local character statements, additional controls for development in character areas, and assessment of desired future character areas. This may trigger local variations or, in exceptional circumstances, local exclusions from State-wide policies.

Priorities P23-27 include precinct-specific principles for Frenchs Forest, Brookvale, Dee Why, Manly and Mona Vale and should be considered in conjunction with the following principles.

Principles

- Renew great places 3 through innovative design while respecting and enhancing local character.
- Enhance the visual and environmental amenity of buildings and places in centres.
- Enhance local identity through place-based planning and design.
- Activate public spaces and walking, cycling and public transport opportunities.
- Enable appropriate outdoor dining, night-time activities, events and temporary and interim uses. 4

No.	Action	Time	Partner
17.1	Prepare LEP local character study, local housing strategy, scenic and cultural landscapes studies 5 public domain guidelines; develop LEP and DCP controls that respond to these studies 6; implement design excellence provisions; improve design criteria for the public domain; and incorporate local character statements for key areas	I S	
17.2	Implement place planning, starting with Avalon, Manly and Mona Vale, that applies a place-based approach to planning for local character and responds to the findings of the LEP studies; and develop a rolling program of place plans for areas undergoing change	S M	
17.3	Prepare and implement activation plans to establish partnerships with businesses and the community, starting with Seaforth, Newport and Forestville	O	Local businesses
17.4	Establish a design excellence review panel	S	

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Number: 1 Author: coullr Subject: Highlight Date: 22/01/2020 12:22:43 PM
Amend action:
55 (continued)

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 2:56:52 PM
Endnote 24

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:57:23 PM
Amend principle:
through design excellence and innovative

Number: 4 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:02:48 PM
New principle:
Recognise heritage and culture as a fundamental aspect of the identity of place, including identification of places and items which contribute to the significant character of a place.

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 2:58:34 PM
Amend action:
urban design framework and guidelines for public spaces;

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 4:03:06 PM
Amend action:
studies; review built form and landscape controls to ensure good design;

Priority 18
Protected, conserved and celebrated heritage

Much of the LGA's tangible European heritage reflects the area's development from isolated settlements north of Sydney Harbour and along the eastern seaboard in the early 19th century.

- **Local heritage:** 572 items, 22 conservation areas and 29 archaeological sites
- **State heritage** 2 items
- **Middle harbour heritage items:** 10 items (local and State items).
- **Proposed State heritage listing:** Dee Why Civic Precinct

We are currently undertaking a thematic history project that will collect information on the historical development of the area and common heritage themes. It will identify what makes places unique and provide a base for future heritage management decisions as they relate to 20th century architecture, moveable heritage, intangible heritage, Aboriginal heritage, natural heritage and items of social/community significance.

While heritage items in the former Pittwater LGA were reviewed and updated in 2015, a list of late nominations needs to be assessed. Previous heritage reviews for the former Warringah and Manly LGAs were either limited in scope or not adopted and a study of modern architecture is required across the LGA.

As a result, we need to identify and list buildings and areas with potential heritage significance in the LGA. This includes items that represent multiple properties, such as whole streets in Manly, that may be better listed as groups or conservation areas, ensuring significant properties are individually listed. This process could also consider known and assessed heritage items and heritage conservation areas, and correct legal descriptions, mapping and other identified errors on listed items.

No.	Action	Time	Partners
18.1	Prepare and implement the heritage strategy; modern architecture study; thematic history project; heritage conservation areas review; harbour and ocean pools study; moveable heritage policy; and local heritage assistance grants program	S M	Heritage DPC AHO GA DPIE
18.2	Develop LEP and DCP controls that support adaptive reuse of heritage items; retain heritage items; and require sympathetic development near heritage items and conservation areas	S	
18.3	Educate the community 4 connect to the NSW Government's Heritage Near Me program	5	Heritage DPC AHO GA DPIE
18.4	Investigate how we can improve heritage through a heritage advisory service, significant tree register and memorials and monuments register; conservation management plans for Council-owned heritage items; securing grants to upgrade Council-owned heritage items; and a heritage award program.	S M	

Figure 1
Heritage principles

Encourage adaptive reuse of heritage items.

Encourage and promote public awareness, appreciation and knowledge of heritage conservation.

Facilitate best-practice approaches to heritage and celebrate the LGA's history and identity.

Identify, conserve and enhance local and 3 heritage.

Ensure new development responds appropriately to heritage items, conservation areas and values, significance, views, context and character.

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:16:01 AM
Amend text:
56

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 4:03:28 PM
Amend text box:
16

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 2:59:02 PM
Fix typo

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:03:51 PM
Amend action:
on the heritage, history and culture of the local area and maximise opportunities for learning experiences around heritage

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 4:04:02 PM
Change timing:
O

130
131
Productivity

This page contains no comments

Connectivity

Access into and out of the Northern Beaches, particularly by public transport, is limited in most areas. This means many residents are left with little alternative but to use cars.

The coordination of land use with transport is essential. With better walking, cycling and public transport options, more people will more easily connect to and from their homes, workplaces, schools, communities, villages, town centres and beaches.

We will continue working with the NSW Government to deliver an integrated transport and land use planning approach in the Northern Beaches so that residents have the option to live without a car.

Planning priorities

- **Priority 19**
  Frequent and efficient regional public transport connections
- **Priority 20**
  Sustainable local transport networks
- **Priority 21**
  2 and space and facilities to match changing community needs

Priority 19

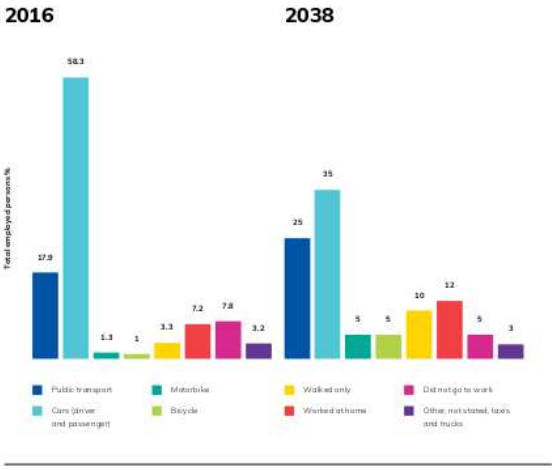
Frequent and efficient regional public transport connections

Most people in the LGA travel to work by car and private car use is higher than the Greater Sydney average. For people travelling outside of the LGA, public transport is highest to the Sydney CBD and North Sydney while car use is highest for those travelling west (Ku-ring-gai, Ryde, Parramatta and Chatswood) or north around Mona Vale. Trends are showing a shift towards increased use of public transport.

Coordinated land use and transport planning for the Northern Beaches supports an efficient multi-modal transport network that includes walking and cycling, shared transport and on-demand services.

Our focus on strategic centres will incorporate planning for high-frequency public transport links into and out of the Northern Beaches and between strategic centres to work towards the targets set out 1 above.

Figure 3
Northern Beaches aspirational transport targets 4



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Number: 1 Author: coullr Subject: Highlight Date: 11/02/2020 2:59:36 PM
Add text:
in our Transport Strategy,

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 4:04:45 PM
Amend P21 title:
Redesigned road space

Number: 3 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:58 AM
Amend text:
57

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 2:59:53 PM
Endnote 25

Number: 5 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:00:06 PM
Replace photo

Figure 1
Northern Beaches existing transport initiatives 2

The Northern Beaches B-Line is transforming the way we move

every **5 mins** during peak times in peak direction

every **10 mins** at other times of the day

The Manly Ferry has the highest ferry patronage of all Sydney ferry services

4.4 million people a year

8 ional public transport priorities for the Northern Beaches include improved bus services that will transition to bus rapid transit (BRT) and opportunities for mass transit:

- **Brookvale-Dee Why to Frenchs Forest and Chatswood** will provide access to jobs on the Eastern Economic Corridor, Sydney Metro Northwest and rail interchanges at Chatswood, Epping and Hornsby. This will respond to recent and planned growth in Dee Why, Brookvale and Frenchs Forest.
- **Mona Vale to Macquarie Park** will open access to 11 s Macquarie Park and Macquarie University and Macquarie Park rail stations. It will respond to the limited public transport in the LGA's north.
- **Brookvale-Dee Why to Manly** will improve access to ferry services to Sydney CBD, already used by 4.4 million people a year, the highest ferry patronage of all Sydney ferry services (May 2018-April 2019) 9 and connect Manly to lower Northern Beaches suburbs. It will enable people to visit Manly without their car and support planned growth at Brookvale.
- **Newport to Sydney CBD (the B-Line)** will create a 24-hour bus service on the coastal corridor. The B-Line will eventually transition to BRT.
- **Beaches Link Tunnel** 10 onnect the Northern Beaches to Sydney CBD, North Sydney and St Leonards 12 ss bus services will connect to Sydney CBD and the rail network, and more than five kilometres of cycleways and pedestrian paths will connect Seaforth, Balgowlah and Manly to Northern Beaches Hospital. The Beaches Link Tunnel will serve the LGA's west as the B-Line serves the east.

These transport initiatives will also improve access to beaches, coast walks, popular tourist areas 13 night-time 14 ty.

Bus rapid transit (BRT) means frequent and reliable turn-up-and-go bus services between centres.

Mass transit is high-capacity public transport that quickly and efficiently moves large numbers of people, such as light rail and metro options or new ferry services.

Figure 3
5 Northern Beaches Tunnel time saving 4

6

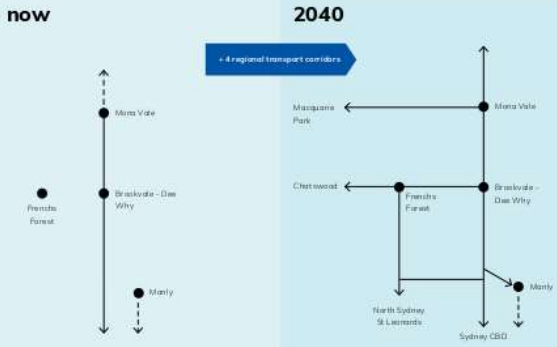
23 min Manly → Macquarie Park

27 min Brookvale → Sydney CBD

40 min Frenchs Forest → Rozelle

41 min Dee Why → Sydney Airport

Figure 7
Northern Beaches vision for four fast and efficient transport corridors



In 2040 the community will have the choice to live without a car

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:55 AM
Amend text:
58

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:00:28 PM
Endnote 26

Number: 3 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:51 AM
Amend text:
59

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 3:00:44 PM
Endnote 27

Number: 5 Author: coullr Subject: Highlight Date: 22/01/2020 12:23:19 PM
Amend text:
Beaches Link

Number: 6 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:01:14 PM
Amend infographic:

Change times (and adjust clocks):

Manly-Mac Park - 32 min
Brookvale-Sydney CBD - 27 min
Frenchs Forest-Rozelle - 54 min
Dee Why-Sydney Airport - 56 min

Number: 7 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:47 AM
Amend text:
60

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 4:05:07 PM
Amend text:
Council's vision for regional

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 3:02:31 PM
Endnote 26

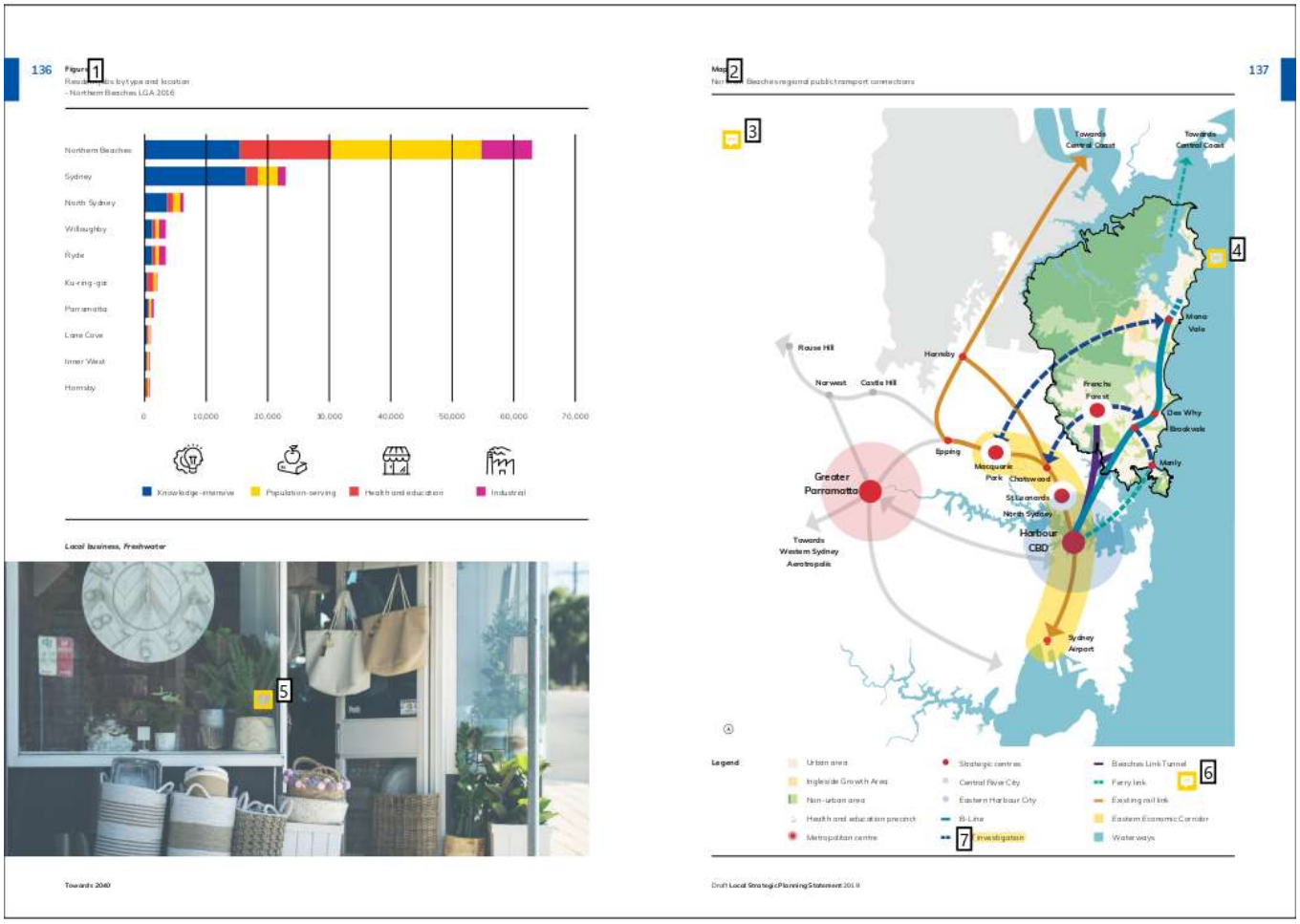
Number: 10 Author: coullr Subject: Highlight Date: 11/02/2020 3:02:02 PM
Amend text:
will provide connectivity to and from the Northern Beaches at both Wakehurst Parkway and Burnt Bridge Creek Deviation.

Number: 11 Author: coullr Subject: Highlight Date: 16/01/2020 4:05:22 PM
Amend text:
Macquarie Park rail station and jobs in Macquarie Park and Macquarie University.

Number: 12 Author: coullr Subject: Highlight Date: 16/01/2020 4:05:30 PM
Amend text:
Public transport connections are being considered by NSW Government to connect to Sydney Metro and the rail network, and more

Number: 13 Author: coullr Subject: Highlight Date: 16/01/2020 4:05:43 PM
Replace comma with 'and'

Number: 14 Author: coullr Subject: Highlight Date: 16/01/2020 4:06:09 PM
Add text:
They will also enhance connections to the Eastern Economic Corridor including links to established health and education precincts.


136
Figure 1
Residents by type and location - Northern Beaches LGA 2016
Northern Beaches
Sydney
North Sydney
Willoughby
Ryde
Ku-ring-gai
Parramatta
Lane Cove
Inner West
Hornsby
0
10,000
20,000
30,000
40,000
50,000
60,000
70,000
Knowledge-intensive
Population-serving
Health and education
Industrial
Local business, Freshwater
Towards 2040
Map 2
Northern Beaches regional public transport connections
137
Towards Central Coast
Towards Central Coast
Rouse Hill
Hornsby
Norwest
Castle Hill
Manly Vale
Frenchs Forest
Dee Why
Brookvale
Epping
Macquarie Park
Chatswood
Manly
Greater Parramatta
St Leonards
North Sydney
Harbour CBD
Towards Western Sydney Aerotropolis
Sydney Airport
Legend
Urban area
Ingleside Growth Area
Non-urban area
Health and education precinct
Metropolitan centre
Strategic centres
Central River City
Eastern Harbour City
B-Line
Investigation
Beaches Link Tunnel
Ferry link
Existing rail link
Eastern Economic Corridor
Waterways
Draft Local Strategic Planning Statement 2019

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:44 AM
Amend text:
61

Number: 2 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:41 AM
Amend text:
22

Number: 3 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:02:54 PM
Add a text box on map:
Transport for NSW initiatives for investigation 0-10 years (Future Transport 2056):
...
A = Improved bus services between Northern Beaches and Chatswood
...
B = East-west public transport connection from Mona Vale to Macquarie Park
...
Endnote 28

Number: 4 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:03:34 PM
Amend map:
- Move blue highway into water (and add label)
- Identify B-Line (to Mona Vale) as city-shaping corridor
- Identify Manly-Brookvale as centre-serving corridor
- Identify Brookvale-Chatswood as 'A'
- Identify Mona-Vale -Macquarie Park as 'B'
- Update MRA layer
- Add line connecting the three health and education precincts (innovation triangle)

Number: 5 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:03:48 PM
Replace photo

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:10:29 PM
Amend map legend:
- City-shaping corridor (for the B-Line)
- Centre-serving corridor (for Manly to Brookvale link)
- Future B-line (Mona Vale to Newport)
- Innovation triangle

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 4:10:38 PM
Amend text:
Major infrastructure upgrades

Map 1

Place of matched of travel to work - Northern Beaches LGA 2016 2

Total number of commuters

Northern Beaches
- Public transport - 4,517
- Vehicle - 43,254
- Active transport - 4,793
- Other mode - 418
- Worked at home - 13,982

Ku-ring-gai
- Public transport - 62
- Vehicle - 1,796
- Active transport - 11
- Other mode - 5
- Worked at home - 247

Sydney
- Public transport - 34,550
- Vehicle - 6,896
- Active transport - 439
- Other mode - 67
- Worked at home - 2,027

Ryde
- Public transport - 269
- Vehicle - 3,009
- Active transport - 27
- Other mode - 15
- Worked at home - 316

Hornsby
- Public transport - 27
- Vehicle - 794
- Active transport - 4
- Other mode - 0
- Worked at home - 87

Lane Cove
- Public transport - 105
- Vehicle - 836
- Active transport - 7
- Other mode - 4
- Worked at home - 88

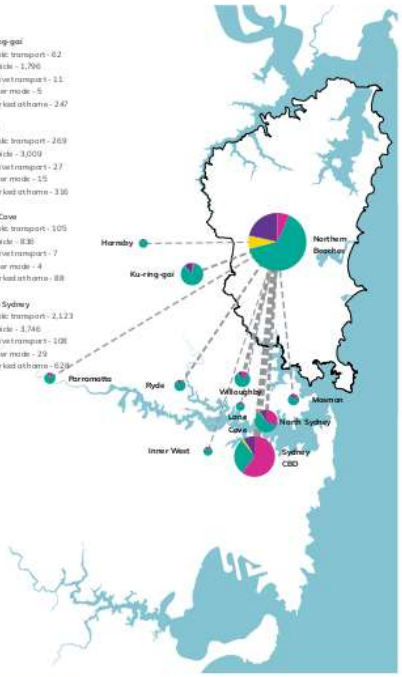
Willoughby
- Public transport - 768
- Vehicle - 4,437
- Active transport - 45
- Other mode - 12
- Worked at home - 599

North Sydney
- Public transport - 2,123
- Vehicle - 3,746
- Active transport - 108
- Other mode - 29
- Worked at home - 628

Parramatta
- Public transport - 180
- Vehicle - 1,229
- Active transport - 7
- Other mode - 4
- Worked at home - 146

Inner West
- Public transport - 117
- Vehicle - 708
- Active transport - 10
- Other mode - 4
- Worked at home - 89

Mosman
- Public transport - 252
- Vehicle - 1,264
- Active transport - 9
- Other mode - 4
- Worked at home - 197



Work patterns are changing
More people are traveling to major employment centres as the number of people employed in professional and financial services is increasing

Principles

- Develop high-frequency public transport connections between strategic centres and in and out of the Northern Beaches.
- Focus growth within 800m of high-frequency public transport.
- Sequence development with necessary infrastructure and services.
- Preserve potential future transport interchanges and corridors.
- Respond to opportunities and implications arising from new transport infrastructure.

No.	Action	Time	Partner
19.1	Prepare and implement a public transport plan, LEP transport study and LGA-wide land use infrastructure implementation plan to improve public transport; align transport and growth; and address network capacity limitations	I	DPIE TfNSW
19.2	Develop LEP and DCP controls that incorporate 3 e above studies and create good internal amenity for developments along main roads and future transport corridors	S	
19.3	4 er link Brookvale-Dee Why to Frenchs Forest and Chatswood by improved bus services by 2020 followed by BRT to support development at Frenchs Forest	S M	TfNSW Forest Coaches
19.4	5 ate better bus links between Mona Vale and Macquarie Park, followed by BRT	S M	TfNSW Forest Coaches
19.5	6 end the B-Line to Newport and transition to BRT	S	TfNSW
19.6	7 ement BRT between Manly and Brookvale-Dee Why	M	TfNSW
19.7	Support the Beaches Link Tunnel with public transport and investigate opportunities in areas subject to change	M	TfNSW
19.8	8 estigate new ferry connections to places such as 9 ntarf	M	TfNSW
19.9	Investigate, identify and protect public transport corridors and future routes and interchanges by air, water and 10	M	TfNSW DPIE
19.10	Align State and local government priorities so that:	M	TfNSW
	a. two east-west connections are in the Greater Sydney city-serving network		
	b. Manly to Brookvale link supports the Greater Sydney city-serving network		
	c. the Beaches Link Tunnel connects to the Greater Sydney 11 gic road network		

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:37 AM
Amend text:
23

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:04:08 PM
Endnote 29

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 3:04:33 PM
Amend action:
the

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:11:05 PM
Amend action:
Better link Brookvale-Dee Why to Frenchs Forest and Chatswood:
a. improved bus services (Future Transport 2056)
b. advocate for transition to BRT to support development at Frenchs Forest

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 4:11:15 PM
Amend action:
Better transport links between Mona Vale to Macquarie Park:
a. east-west public transport connection (Future Transport 2056)
b. advocate for transition to BRT

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 4:11:25 PM
Amend action:
Advocate for extension of

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 4:11:34 PM
Amend action:
Advocate for

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 4:11:51 PM
Amend action:
Advocate for

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 4:11:59 PM
Amend action:
Clontarf and improved ferry services to Manly

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 4:12:07 PM
Amend action:
land, including mass transit

Number: 11 Author: coullr Subject: Highlight Date: 16/01/2020 4:12:21 PM
Amend action:
city-serving and strategic road

Priority 20
Sustainable local transport networks

As the LGA moves towards a multi-modal transport system, coordinating land use and transport planning and extending the reach of the regional transport network will make it easier to walk, cycle, catch public transport or use shared vehicles. It will connect neighbourhoods to larger centres where there is a greater range of employment, services and facilities, and other destinations such as schools and beaches.

Walking and cycling

While only 5% of trips to work are on foot or by bicycle, [4] we sets targets to double these trips by 20[illegible] This is pertinent given that obesity rates (21.5 per [illegible]) are higher on the Northern Beaches than the [illegible]th District average (18 per 100) [5] [6]

Our Walking Plan and draft Bike Plan support walking and cycling for shorter trips and for the start and finish of trips on other modes of transport. This will be achieved through safe and connected footpath and cycling routes, improved public domain (such as street furniture, lighting and shade), suitable end-of-trip facilities such as bike parking and electric vehicle charging points.

Local bus network

Local bus services vary across the LGA and are limited in isolated areas. Poor timetabling, coverage and facilities disconnect the network, and many local services are operated by private transport providers. We will continue to review local bus connections to identify ways to improve the network. For example, our Hop Skip and Jump Bus service in the LGA's south is used by approximately 350,000 passengers each year. [3]

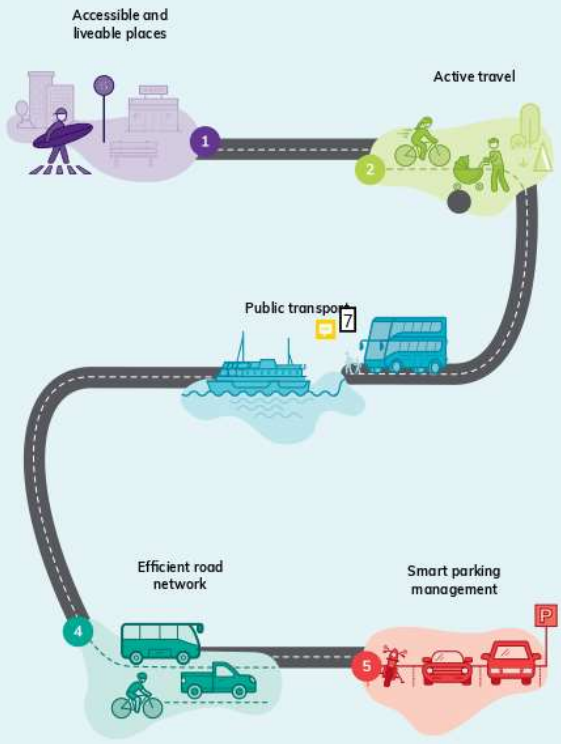
Innovative and emerging technology

New modes of transport, such as electric bikes, on-demand services and car share extend the reach of the transport network. Together with smart technology and autonomous and electric vehicles, these modes will help to reduce reliance on non-renewable fuels (see P7).

On-demand point-to-point transport services are being trialed at Mona Vale and Manly. Keoride is a pick-up service that extends the reach of the B-Line while FerryConnect (UberPool) in Manly extends the reach of ferry services. Car share services are growing, with Go Get increasing by more than 400 members in the Northern Beaches in 2018. [8]

We will engage with State agencies, the community and the private sector to trial new systems and technology, as required under our Shared Transport Policy.

Figure [1]
Key transport [illegible] [2]



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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:34 AM
Amend text:
62

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:04:57 PM
Endnote 25

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 3:05:12 PM
Endnote 30

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 3:05:40 PM
Add text:
our Transport Strategy

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 3:06:05 PM
Add text:
100 people

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 3:06:34 PM
Add text:
100 people

Endnote 20

Number: 7 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:07:20 PM
Amend infographic:
Add '3'

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 3:07:45 PM
Endnote 31

Map 1
Northern Beaches cycling network

Legend
- Proposed safe cycling network (draft)
- Existing safe cycling network
- Road cycling network (draft)
- Greater Sydney Principal Bicycle Network (Transport 2056)

11

12

Principles

- Coordinate land use and transport to support public transport, cycling and walking.
- Prioritise safe cycling routes separated from motor vehicle traffic within five kilometres of strategic centres or connecting to local centres, villages and destinations such as schools and beaches.
- Prioritise walking infrastructure within two kilometres of strategic centres and 800 metres of local centres or connecting to local centres, villages and destinations such as schools and beaches.
- Improve local bus connections that extend the reach of the regional transport network.
- Support smart technology, such as trials of new systems to 3 ve around more efficiently.
- Ensure new developments support 4 ve and public transport.

No.	Action	Time	Partner
20.1	Implement 5 ve, our Walking Plan and Shared Transport Policy and prepare and implement a bike plan, public transport plan, parking plan, smart communities framework and pedestrian access and mobility plans	S	TfNSW
20.2	Develop LEP and DCP controls that incorporate 6 e above studies; support active travel and emerging technology in new developments, such as minimum standards for end of trip facilities, bike parking and car share and to support 7 kplace travel plans; and reduce parking requirements in centres well-serviced by public transport in exchange for public benefit	S	
20.3	Investigate improvements to transport interchanges such as ferry wharves and bus stops to support multi-modal trips	M	TfNSW
20.4	Investigate new safe cycling routes separated from traffic within five kilometres of strategic centres or connecting to local centres, villages and destinations such as school and 9 hes, including regional cycle routes in the Greater Sydney Principal Bicycle Network: Brookvale-Dee Why to Chatswood; Manly to Mona Vale; Manly to Spit Bridge; Mona Vale to Frenchs Forest; and Terrey Hills to Gordon/Pymble	S - L	TfNSW 8
20.5	Prepare place plans that encourage active travel and use of emerging technology, such as public domain improvements and bike parking	O	
20.6	Increase uptake of schools in the Northern Beaches Active to School initiative to encourage walking and cycling to school	O	DOE 10

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:31 AM
Amend text:
24

Number: 2 Author: coullr Subject: Sticky Note Date: 20/01/2020 4:20:50 PM
Add note to map:
Note: Refer to Future Transport 2056 for Greater Sydney Principal Bicycle Network

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:13:46 PM
Amend principle:
move people around

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 3:08:13 PM
Amend principle:
active travel

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 3:08:43 PM
Amend action:
our Transport Strategy

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 3:09:00 PM
Amend action:
the

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 4:13:55 PM
Amend action:
travel behavior change programs that encourage the use of sustainable transport choices including requirements for travel plans;

Number: 8 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:14:06 PM
Add partner:
North District councils

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 4:14:15 PM
Amend action:
beaches and the Sydney CBD,

Number: 10 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:14:24 PM
Add partner:
TfNSW

Number: 11 Author: coullr Subject: Highlight Date: 22/01/2020 12:24:44 PM
Amend map legend:
Bicycle

Number: 12 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:14:49 PM
Amend map legend:
- Add red dots 'local and strategic centres'

Priority 21
3 ad space and facilities to match changing community needs

By re-designing existing streets to be more efficient, more people, goods and services can be accommodated in limited space, creating safer and more attractive 4 ces to move around.

Movement and place

Future Transport 2056, the *Greater Sydney Region Plan* and the *North District Plan* identify a movement and place framework that considers how best to use road space to improve the liveability and safety of places. The framework acknowledges that the needs and expectations of the community change for different street environments.

Centres and villages are people-orientated, where public transport, walking, cycling and small-vehicle freight access are important. Manly, for example, is a busy place with less car use and more pedestrians. Pedestrianised laneways have activated the town centre while creating a great place for people.

Local streets need to be safe for people to walk or cycle. These differ from key transport corridors, such as Pittwater Road, that must efficiently move people and goods. The hierarchy and function of various roads shape opportunities for movement and place.

Reducing conflict between road users and using road space more efficiently – for example, through pedestrianised walkways in centres, dedicated bus lanes or separated cycleways – will make it safer and easier for people to walk, cycle or use public transport.

Urban freight

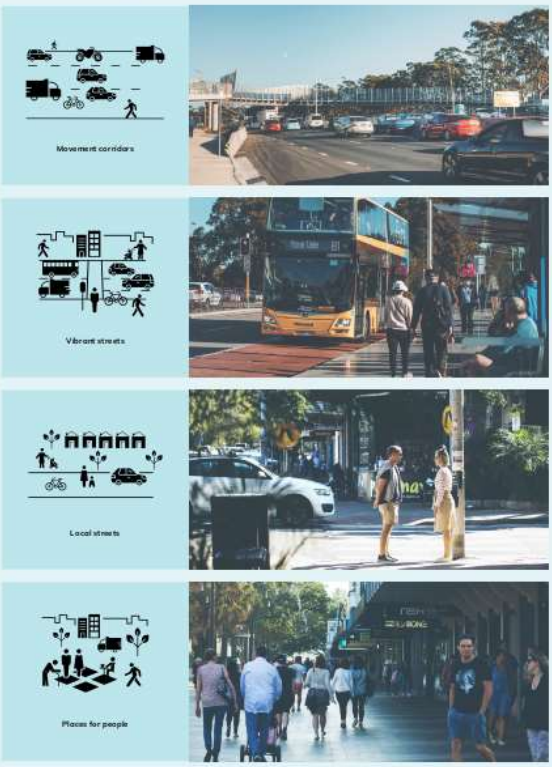
By 2036, freight movements in Sydney will grow by 50%, due to an increase in supermarket deliveries, residential deliveries and increased waste collections 5 This increases pressure on transport networks and industrial and urban services land to support last mile delivery – the final stage of the journey in which goods travel to a destination – and hubs such as black warehouses and vertical warehouses.

Freight connections in the LGA are constrained and distance to Sydney Airport, Port Botany and the future Western Sydney Airport is a challenge. Vehicles over 19 metres are prohibited on Sydney Road, the Spit Bridge and Warringah Road. This increases travel times, adds to the cost of deliveries and requires smaller trucks. Time restrictions on the delivery of goods and truck movements in areas such as The Corso in Manly currently meet commercial and residential demands but will be a challenge as delivery and freight movements increase.

Freight and servicing demands impact the transport network with limited kerbside space, loading dock provisions and service-based uses (for example, tradespeople) competing for space. Transport for NSW data shows that demand for kerbside spaces are greatest between 10am – 2pm, with underutilised kerbside spaces outside of peak periods. These spaces are often in pedestrianised areas. There is a need to balance the use of the road space, for example, by applying the movement and place framework.

The Beaches Link Tunnel will connect the Northern Beaches to the Sydney 6 network for the first time, improving freight movements. Central freight and delivery hubs at strategic centres or near employment centres could reduce the prevalence of delivery vehicles on local roads, improve efficiency and prioritise pedestrians. We will look to influence the delivery of goods and services in quieter and less polluting ways, including active travel such as electric-assisted cargo bikes in pedestrianised areas. We will also aim to address the negative impacts of freight, such as congestion during peak periods, by prioritising freight delivery times to optimum delivery windows.

Figure 1
Movement and place framework 2



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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:29 AM
Amend text:
63

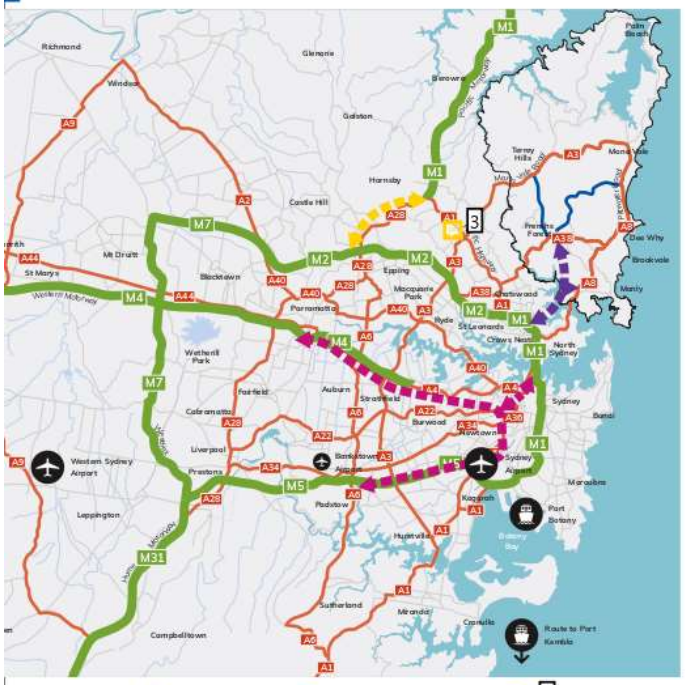
Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:11:34 PM
Endnote 32

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:15:21 PM
Amend P21 title:
Redesigned road space

Number: 4 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:12:12 PM
Add text:
Efficient management of freight and servicing movements, and securing good place outcomes are interlinked and particularly important in centres.

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 3:11:51 PM
Endnote 28

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 4:15:46 PM
Amend text:
motorway



Principles

- Coordinate land use and transport to improve amenity and support the safe and efficient movement of people, goods and services.
- Prioritise pedestrians over cars in centres to create places where people want to spend time.
- Provide for the efficient movement of freight and deliveries and protect freight corridors.
- Ensure safe and efficient loading and unloading facilities in new developments.

No.	Action	Time	Partner
21.1	Implement Transport for NSW's movement and place framework through completing action plans for parking, road network, road safety, freight and public transport to coordinate land use and transportation; improve accessibility and walkability; and reduce congestion in and around centres	S M	TfNSW
21.2	Develop LEP and DCP controls that address loading facilities and clearance heights for freight, delivery and waste collections; parking rates to reduce car dependency near public transport; noise mitigation on freight corridors; and requirements for car share and electric vehicles	S	
21.3	Investigate opportunities for consolidated urban freight hubs either on Council-owned land or private property	M	

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Number: 1 Author: coullr Subject: Highlight Date: 22/01/2020 12:25:12 PM
Amend text:
25

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:12:57 PM
network and freight infrastructure
...
Endnote 33

Number: 3 Author: coullr Subject: Sticky Note Date: 20/01/2020 4:22:08 PM
Amend map:
- Add Belrose resource recovery centre
- Add Kimbriki resource recovery centre
- Add Warriewood wastewater treatment plant
- Add North Head wastewater treatment plant
- Add Global Renewables, Eastern Creek
...
Note: Northern Beaches Council waste and recycling is transported to Kimbriki and/or Belrose Resource Recovery Centres for processing and consolidation for transportation to facilities outside the LGA (for example, Eastern Creek Global Renewables or Central Coast IQ Renew).

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:16:44 PM
Amend action:
collections; common user and secure storage facilities;

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 4:16:52 PM
Amend action:
hubs, shared spaces and kerbside space for freight activities

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:17:24 PM
Amend map legend:
- Add Belrose resource recovery centre
- Add Kimbriki resource recovery centre
- Add Warriewood wastewater treatment plant
- Add North Head wastewater treatment plant

Jobs and skills

The LGA's strategic centres underpin the Northern Beaches economy.

Well-planned strategic centres stimulate economic activity, provide jobs closer to home and use infrastructure more efficiently, while local centres are essential for the local population to access goods and services.

We will continue to strengthen the local economy, improve access to jobs and plan for vibrant mixed use centres that support local industries and innovation.

Planning priorities

- **Priority 22**
  Jobs that match the skills and needs of the community
- **Priority 23**
  Frenchs Forest as a sustainable health and education precinct
- **Priority 24**
  Brookvale as an employment and innovation centre
- **Priority 25**
  Dee Why as a thriving cosmopolitan centre by the sea
- **Priority 26**
  Manly as Sydney's premier seaside destination
- **Priority 27**
  Mona Vale as the contemporary, urban heart of the north
- **Priority 28**
  Safeguarded employment lands
- **Priority 29**
  A thriving, sustainable tourism economy
- **Priority 30**
  A diverse night-time economy

Priority 22

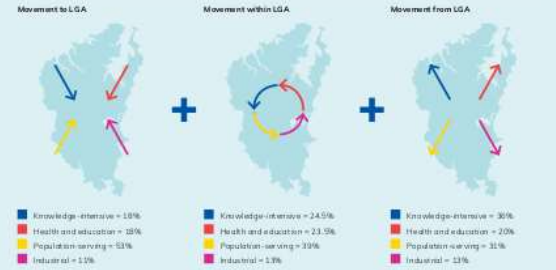
Jobs that match the skills and needs of the community

Increasing local job opportunities and ensuring efficient access to these jobs will strengthen the local economy. Nearly 6,000 jobs were added to the Northern Beaches workforce between 2011-2016, mainly in Manly. Over the next 20 years, we expect to see employment grow in Brookvale (Warringah Mall and industrial precincts), Frenchs Forest (including the business park) and Warriewood-Mona Vale (including industrial precincts). Jobs in local centres will increase to meet the needs of the local population.

Figure 1
Job targets - Northern Beaches LGA[1]

Centre	Jobs - 2016 estimate	Jobs - 2036 target (low-high)	Growth	Industries
Frenchs Forest	9,300	2 -00 - 13,000	3 0 - 3,700	Health
Brookvale-Dee Why	20,000	23,000 - 26,000	3,000 - 6,000	Industrial, urban services and retail
Manly	5,000	6,000 - 6,500	1,000 - 1,500	Retail with tourism focus
Mona Vale	4,300	5,000 - 6,000	700 - 1,700	Retail, commercial and light industrial

Figure 4
People travelling to and from the Northern Beaches for work by industry type 2016



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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:25 AM

Amend text:
64

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 4:18:07 PM

Amend infographic:
13,300

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:18:27 PM

Amend infographic:
4,000*
...
*Frenchs Forest Precinct Plan - Phase One

Number: 4 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:22 AM

Amend text:
65

Number: 5 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:13:27 PM

Replace photo

The Northern Beaches has the highest proportion of local jobs filled by local residents and residents working locally in Greater Sydney. Despite this, there is the risk of a gap between the types of local jobs and the skills of residents. For example, most residents work in the knowledge-intensive sector yet future job growth is projected to be in health and education and population-serving jobs, reflecting a local economy without a major commercial centre or mass transit.

2

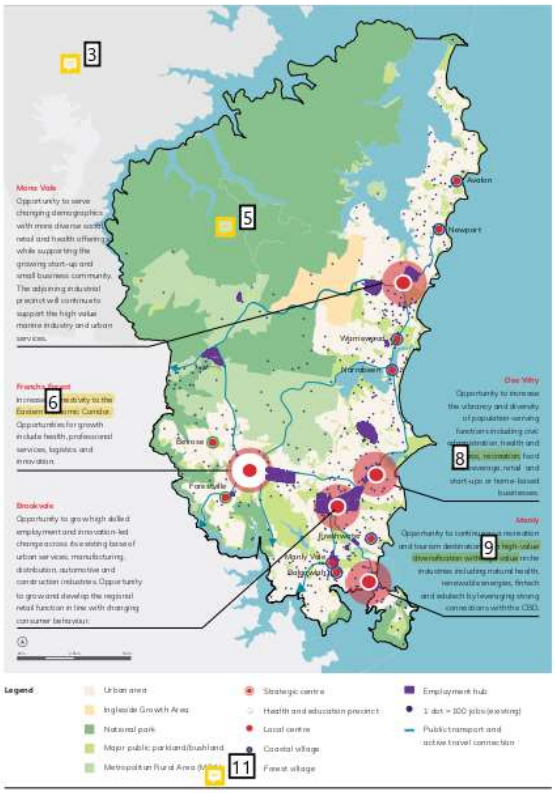
The Northern Beaches has the **second highest number of businesses of all LGAs in NSW,** after the City of Sydney 4

The high proportion of small businesses reflects entrepreneurialism where locals create opportunities to live and work locally. This is a key strength for the LGA. Opportunities for the Northern Beaches include:

- **strengthening strategic centres** as high amenity hubs that deliver more jobs, services and activities closer to where people live, supporting the 30-minute city
- **enhancing local centres** to provide local retail and small office functions to serve the local community and business networks
- **leveraging infrastructure investments** such as the B-Line, Northern Beaches Hospital, east-west public transport upgrades and Beaches Link Tunnel connecting to the Eastern Economic Corridor
- **rethinking what it means to work locally** by supporting work from home, community facilities such as meeting rooms, satellite offices, co-working spaces, libraries and jobs in the Metropolitan Rural Area 10 (see P4)
- **aligning employment areas with future industries of growth** to attract and retain businesses and support targeted industries such as tourism, arts and creative, night-time economy, smart technology and sustainable development (see P7)
- **facilitating innovative environments to support and connect industries** such as flexible floorspace in local centres to co-locate commercial uses with social infrastructure, such as libraries or community work hubs, to support start-up businesses
- **providing high-quality and industry appropriate commercial and industrial floorspace** focusing on flexible division of floorspace that supports small businesses
- **planning for age-friendly centres** that provide 7 employment opportunities to support independence later in life and centres and businesses that cater to the needs of older people.

New development in strategic centres must contribute to the overall function of the centre and specific directions outlined in priorities 23-27.

Map 1
Northern Beaches jobs opportunities



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Amend text:
26

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:18:54 PM
New text:
Retail has traditionally played a significant role in the LGA and is our second largest employer.

Number: 3 Author: coullr Subject: Sticky Note Date: 22/01/2020 12:26:34 PM
Amend map - add note:
Note: Centres are also considered employment hubs

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 3:13:50 PM
Endnote 34

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:19:14 PM
Amend map:
- New MRA layer

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 12:26:47 PM
Amend map:
connectivity and economic links to the Eastern Economic Corridor, including the health and eduction precincts at Macquarie Park and St Leonards.

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 4:19:31 PM
Amend text:
employment and volunteer

Number: 8 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:03:43 PM
fix spacing

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 3:14:24 PM
Amend text:
with diversification and high-value

Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 4:19:39 PM
Amend text:
Area (MRA) and future MRA investigation area

Number: 11 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:20:05 PM
Amend map legend:
- Future MRA investigation area

Principles

- Increase local job opportunities supported by efficient public transport, cycling and walking.
- Maintain and increase employment floor space and ensure residential development within strategic and local centres does not diminish employment or economic opportunities.
- Attract jobs that match the skills of residents and support new business formats such as co-working.
- Improve the amenity and design of centres to meet the needs of the whole community.
- Enhance the population-serving role of smaller local centres.
- Support targeted industry sectors and foster innovative clusters.
- Foster business networks and partnerships to connect, promote and grow business.

No.	Action	Time	Partner
22.1	Complete the LEP employment study and develop LEP and DCP controls to grow job opportunities; review commercial and retail land supply; review industrial lands; promote innovation; and improve amenity and design of centres and non-residential buildings	I	
22.2	Prepare and implement an economic development plan that responds to the findings of the LEP employment study to build local economic capacity	S	
22.3	Review planning controls to support specific industry sectors and to implement the Arts and Creativity Strategy	M	
22.4	Prepare and implement a destination management plan, smart communities framework and night-time economy strategy	M	
22.5	Prepare place plans for local centres that support their population-serving role	O	
22.6	Identify opportunities for Smart City pilots, projects, partnerships and grant funding	S M	
22.7	Deliver the transport projects identified in P19	S M	TfNSW

Local businesses, Mona Vale

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Number: 1 Author: coullr Subject: Highlight Date: 16/01/2020 4:21:13 PM

Amend action:
amenity, built form and

Number: 2 Author: coullr Subject: Highlight Date: 14/02/2020 3:04:04 PM

Amend action:
Facilitate delivery of the

Priority 23

Frenchs Forest as a sustainable health and education precinct

Frenchs Forest will be a new strategic centre for the Northern Beaches. It will be a low-carbon health and education precinct with high efficiency in energy, water and waste, anchored by Northern Beaches Hospital and potentially a university.

Planning for Frenchs Forest aims to create space for around 6,[illegible]00 new jobs and 4,360 new homes over the next 20 years, including affordable and diverse housing. 8 [illegible] no building higher than the hospital (41 metres). The public domain will include a central piazza with cafes, outdoor dining and community uses. New open space will retain mature vegetation with a 25% tree canopy target.

High-frequency bus routes will connect Frenchs Forest to destinations in the LGA, Chatswood and Sydney CBD and new pedestrian and cycling infrastructure will create a walkable centre where people are less dependent on their car. We will target a Green Star-rating for the centre.

The NSW Department of Planning, Industry and Environment is leading the planning of 4 precinct in collaboration with Council, the Greater Sydney Commission, NSW Health, NSW Department of Education and Transport for NSW.

Stage One includes 2,000 new homes and 4,000 new jobs (2,000 from the hospital and 2,000 from the town centre). Future phases of 7 [illegible]opment will 9 [illegible]end on the Beaches Link Tunnel and BRT from Brookvale-Dee Why to Chatswood (see P19).

Frenchs Forest will transition from a low density area where 90% of homes are separate dwellings and most people use their car to a sustainable and liveable centre with more jobs, stimulated by the hospital and Frenchs Forest business park. Workers will be able to connect to the town centre, across Warringah Road, Wakehurst Parkway and Forest Way, in such a way that the town centre, hospital, Forest Way shopping centre and business park all function together. Impacts from these changes on other centres in the LGA will also be investigated, including opportunities to take the pressure off Manly as the largest knowledge-intensive employment hub in the LGA.

Figure 14
Key [illegible] Frenchs Forest 15 [illegible] Precinct

Next 20 years:

16 [illegible]700 new jobs

4,360 homes

Figure 1
Illustrative map for Frenchs Forest 2 [illegible]ed Precinct

Legend
11 [illegible]tern, high efficiency precinct
[illegible]en Star Community
10 [illegible]reas designated for types of land uses are indicative and [illegible]dual only. Refer to specific mapping, strategies and plans.

Figure 12
Photo[illegible]e - Frenchs Forest 13 [illegible]entre

Page: 78

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:15:05 AM
Amend text:
67

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 4:21:34 PM
Amend text:
strategic centre

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:21:51 PM
Amend infographic:
Northern Beaches Hospital

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:22:00 PM
Amend text:
Phase One of the planned precinct

Number: 5 Author: coullr Subject: Sticky Note Date: 20/01/2020 4:22:57 PM
Amend infographic:
- Show the boundary of the Planned Precinct and add text box pointing to Planned Precinct - Phase One
- Show the WAC as part of the education and recreation precinct

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 12:27:34 PM
Amend infographic:
4,000

Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 4:22:35 PM
Amend text:
development in the strategic centre

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 3:14:49 PM
Amend text:
Delete

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 4:22:43 PM
Amend text:
depend on longer-term transport options such as

Number: 10 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:09:25 PM
Improve legibility:
Note: Areas

Number: 11 Author: coullr Subject: Highlight Date: 11/02/2020 3:15:10 PM
Amend text:
low-carbon

Number: 12 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:58 AM
Amend text:
68

Number: 13 Author: coullr Subject: Highlight Date: 11/02/2020 3:17:06 PM
Amend text:
town centre

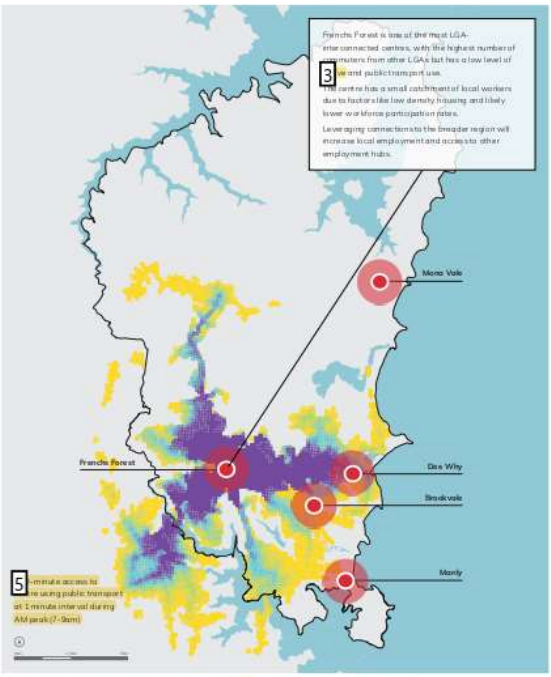
Number: 14 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:49 AM
Amend text:
66

Number: 15 Author: coullr Subject: Highlight Date: 16/01/2020 4:23:04 PM
Amend text:
strategic centre

Number: 16 Author: coullr Subject: Highlight Date: 16/01/2020 4:23:21 PM
Amend infographic:
4,000*
...
*Frenchs Forest Planned Precinct - Phase One

Ma 1

Fre Forest strategic centre 30-minute catchme 2



Principles

- Establish Frenchs Forest as an active mixed-use strategic centre with a variety of housing and employment options integrated with the area's bushland.
- Deliver a low-carbon precinct with high efficiency in energy, water and waste.
- Strengthen Frenchs Forest business park, focusing on attracting health-related businesses.
- Ensure the business park, town centre, hospital and Forest Way shopping centre function together.
- Use Northern Beaches Hospital as a catalyst for new health and education jobs and businesses.
- Provide high amenity, safe and accessible public spaces and facilities that are active day and night.
- Transition new housing appropriately to existing low density residential areas.
- Prioritise walking in the town centre and provide connections to the broader active and public transport network.
- Improve public transport and regional cycling routes to Chatswood and Spit Bridge.

No.	Action	Time	Partner
23.1	Finalise and implement Frenchs Forest Precinct Plan including Green Star Communities application; public domain strategy; town centre DCP; and special infrastructure contributions plan and support: • a low-carbon precinct with high efficiency in energy, water and waste • design excellence through a competitive design process for the town centre • criteria required by the Green Star-rating, including increased BASIX targets for all new dwellings • affordable rental housing targets of 15% in the town centre and 10% for the remaining rezoned area • a 30% landscaped area site control and 25% tree canopy target	I	DPIE
23.2	Master plan and deliver 4 erringah Aquatic Centre as a state-of-the-art education and recreation precinct	S M	DPIE DOE NSWH
23.3	Investigate opportunities to boost Frenchs Forest business park; connect workers to the town centre; and ensure the hospital, town centre and business park function together	S	
23.4	Investigate opportunities for a university at Frenchs Forest	O	DPIE DOE NSWH
23.5	6 pare a Section 7.11 contributions plan under the EP&A Act to identify funding for public infrastructure at Frenchs Forest	S M	
23.6	7 pond to the findings of LEP studies through five-yearly updates to the Northern Beaches Hospital Precinct Structure Plan, Green Star Communities rating and LEP and DCP updates	M L	
23.7	8 ver the transport projects identified in P19	S-L	TfNSW

Page: 79

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:46 AM
Amend text:
27

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:17:37 PM
Endnote 29

Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 3:18:00 PM
Amend text:
active travel

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:24:23 PM
Amend action:
Aquatic Reserve

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 3:21:46 PM
Amend text:

Note: 100% means areas that can access the centre within 30-minutes using public transport at 1 minute intervals during AM peak (7-9am)

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 4:24:38 PM
Amend action:
Prepare a contributions plan to identify funding of local infrastructure at Frenchs Forest

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 3:23:06 PM
Amend action:
Implement the Northern Beaches Hospital Precinct Structure Plan and undertake five-yearly updates to address the findings of the LEP studies and Green Star Communities rating

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 4:24:54 PM
Amend action:
Undertake further traffic and transport assessments as required to facilitate future development beyond Phase One, and facilitate the delivery of

Priority 24

Brookvale as an employment and innovation centre

Brookvale supports industrial, commercial, retail, service and education sectors. It is the LGA's largest employment hub, accommodating one-third of the LGA's jobs. Most people living on the Northern Beaches can access Brookvale by public transport within 30 minutes of where they live.

Brookvale includes Warringah Mall, one of the largest malls in Greater Sydney, and a cluster of diverse community infrastructure assets including the Brookvale Community Health Centre, a $50 million centre opened February 2018, TAFE NSW, and Brookvale Oval, where a $36 million centre of excellence was approved in early 2019.

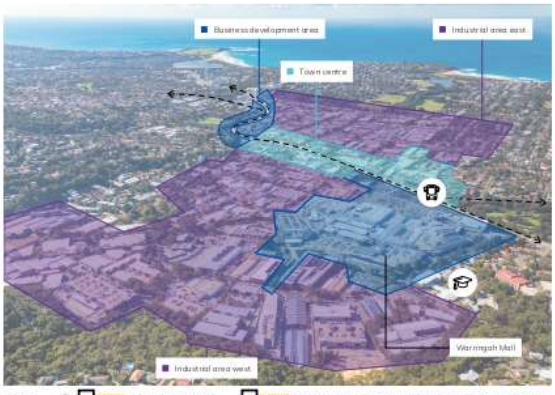
The draft Brookvale Structure Plan, exhibited in 2017, supports an employment-based centre that is a great place to live and work, with more night-time activities for the young and culturally diverse population. The Structure Plan aims to revitalise Pittwater Road and create convenient, attractive and safe walking, cycling and public transport connections, including green links to the bush and the sea.

Brookvale has a tradition of innovation – it was once known as Sydney's surfboard making capital and was formerly home to early production of 'ugg' boots. We will continue to support opportunities for innovative and creative industries.

Warringah Mall will expand and better integrate with the fabric and life of Brookvale. A new town centre activity-point outside the mall could include civic and cultural functions and a multi-use community facility, incorporating co-working or economic development spaces. We will determine the right mix of industrial and urban services for the centre and investigate opportunities for creative industrial uses.

Three-quarters of commuter trips to Brookvale-Dee Why are by car, mainly from areas within the Northern Beaches. Better roads, public transport and regional cycling routes will help to realise Brookvale's potential as the Northern Beaches' major strategic centre, particularly to support commuters from other strategic centres such as Frenchs Forest and Mona Vale, who mainly travel to Brookvale by car.

Figure 1
Illustrative map for Brookvale strategic centre



Legend
6 Carbon, high efficiency precinct
Green Star Community
5 Zone areas designated for types of land uses are indicative and conceptual only. Refer to specific mapping, strategies and plans.

Figure 7
Photo montage – Brookvale town centre

Page: 80

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:42 AM
Amend text:
69

Number: 2 Author: coullr Subject: Highlight Date: 14/02/2020 3:10:20 PM
Amend text:
Sydney and an example of the significant role of the private sector in strategic centres. It also includes a cluster of community infrastructure including

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:25:39 PM
Amend text:
$50 million Brookvale Community Health Centre

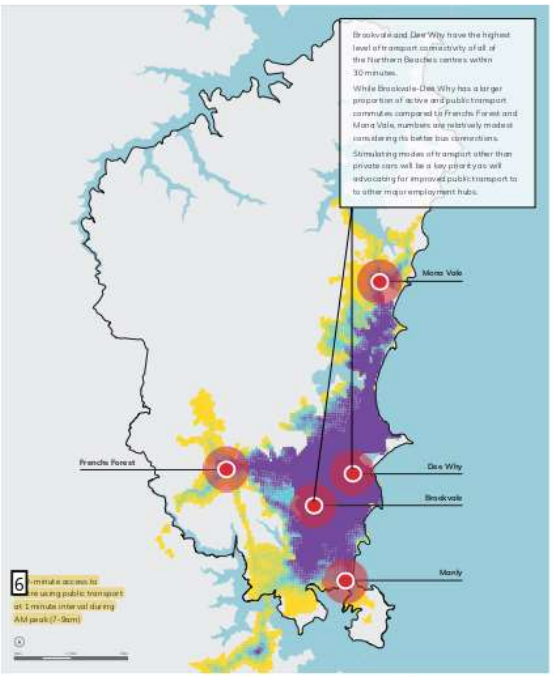
Number: 4 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:25:51 PM
Add text:
Brookvale also includes organisations and businesses that offer social, lifestyle and community functions, such as Manly Warringah Leagues Club.

Number: 5 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:10:50 PM
Improve legibility:
Note: Areas

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 3:23:28 PM
Amend text:
low-carbon

Number: 7 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:40 AM
Amend text:
70

Map 1
Brookvale - Dee Why strategic centre's 30-minute catchment 2



Principles

- Support Brookvale as an employment-based centre.
- Establish a town centre-activity point and open space outside of Warringah Mall.
- Support the expansion of Warringah Mall and integrate it with surrounding built form.
- Bring life back to the streets, including revitalisation of the main commercial strip on Pittwater Road.
- Ensure appropriate interfaces between different land uses.
- Enhance tree canopy and provide green links to Brookvale Park, Warringah Mall and the B-Line.
- Enhance Brookvale's identity and define gateways to create a sense of arrival.
- Improve public transport and regional cycle networks to Sydney CBD, Frenchs Forest, Mona Vale and Manly.
- Support the night-time economy, creative and innovative industries and public art.
- Preserve the industrial integrity of the industrially-zoned land.

No.	Action	Time	Partner
24.1	Complete the Brookvale-Dee Why transport study to balance growth with infrastructure on Pittwater Road and to support how people move to and from the jobs and services in the employment lands	I	TfNSW
24.2	Review planning controls for key sites such as Warringah Mall and better link Brookvale and Dee Why	S	
24.3	Respond to the findings of the LEP studies, review the draft Brookvale Structure Plan and develop LEP and DCP controls to optimise growth of Brookvale as a transit supportive employment centre, the centre of focus for the LGA	S	
24.4	3 gore state and local contribution plans to fund transport and amenity improvements including public open space	M	DPIE
24.5	4 ver the transport projects identified in P19	S-L	TfNSW

5

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:37 AM
Amend text:
28

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:23:49 PM
Endnote 29

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:26:23 PM
Amend action:
Investigate the preparation of a Special Infrastructure Contribution and a contributions plan to fund transport and amenity improvements including open space

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:26:31 PM
Amend action:
Facilitate the delivery of the

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:26:52 PM
New action (A24.6):
Work with Transport for NSW on the future of Brookvale bus depot to support future transport requirements for the LGA while also achieving Council's vision for the centre

Partner = TfNSW

Timing = O

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 3:22:02 PM
Amend text:

Note: 100% means areas that can access the centre within 30-minutes using public transport at 1 minute intervals during AM peak (7-9am)

Priority 25

Dee Why as a thriving cosmopolitan centre by the sea

Dee Why is a population-serving, mixed use centre that offers housing, retail, civic, service and commercial functions. It has one of the most densely populated, multicultural communities on the Northern Beaches offering a cosmopolitan lifestyle and night-time activity.

Residents and workers benefit from Dee Why's proximity to Dee Why Beach, Dee Why Lagoon Wildlife Refuge and Stony Range Flora Reserve. It contains buildings of heritage significance including the Civic Precinct with Dee Why Library, Civic Centre and the surrounding landscape recognised for their State heritage significance (see P18).

Recent housing growth in the town centre is based on planning controls that have been in place since 2000. Although an increase in capacity was allowed on two key sites since 2008, only one of these sites has been completed (the Meriton site, known as Site B).

The current vision for Dee Why Town Centre is articulated in Warringah LEP 2011 and Dee Why Town Centre Master Plan 2013. These are being implemented through public domain upgrades and updates to planning controls to stimulate development that will fund and supply open space, including:

- **street and public open space upgrades** including Walter Gors Park, Redman Road Plaza, streetscape improvements and proposed upgrades to Triangle Park
- **redevelopment of Council-owned land**, subject to current investigations, including:
  - a. **Key Site A**, a new mixed use development and roadway between Howard and Oaks Avenue through the Council-owned car park
  - b. **Civic Site** to provide community facilities and services including performing arts and entertainment, cuisine and retail
- **redevelopment of private lands**, facilitated by development bonuses in exchange for public open space at the ground level, including:
  - c. **Key Site B**, now known as the Meriton site, including a town plaza and open arcade
  - d. **Key Site C**, a roadway between Oaks Avenue and Pacific Parade through the former Woolworths site
  - e. **Key Site D**, a heavy vehicle turning lane for vehicles turning left from Pittwater Road onto Pacific Parade
  - f. **Key Site E**, a rear lane, landscaped open space and better connections for sites west of Pittwater Road

Changes to planning controls require resolution of a planning proposal with the NSW Department of Planning, Industry and Environment. New LEP and DCP controls will improve provisions for design excellence, sustainability, retail activation, public domain and housing mix. New development will integrate with the new B-Line service and fund improvements to stormwater infrastructure, traffic and streetscapes.

Although no significant increase in density is proposed, there is estimated capacity for an additional 1,400 dwellings, based on current and proposed planning controls. This growth, along with the recent increase in population, calls for place planning to guide how the area will change.

Figure 1
Illustrative map for Dee Why town centre

Dee Why

Page: 82

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:32 AM

Amend text:
71

Number: 2 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:24:16 PM

Amend infographic:
- Add Triangle Park
- Add arrow heads to roads

Number: 3 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:11:44 PM

Improve legibility:
Note: Areas

Number: 4 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:24:31 PM

Replace photo

Principles

- Support Dee Why as a mixed centre for business, community, civic and residential uses.
- Maintain and reinforce Dee Why's role as the LGA's civic centre.
- Establish sunny, public spaces, including generous footpaths.
- Activate ground floor level retail uses and appropriately interface development with public areas.
- Provide at least two levels of non-residential uses for employment.
- Increase street tree planting and minimise impacts on Dee Why Lagoon 1 ith Catchment.
- Improve public transport to the Sydney CBD, Frenchs Forest and Manly.
- Support night-time and cultural opportunities.

No.	Action	Time	Partner
25.1	Implement the planning proposal for Dee Why Town Centre Master Plan 2013 to support Dee Why as a mixed use centre.	I	DPIE
25.2	Develop LEP and DCP controls for Dee Why to respond to the findings of LEP studies	S	
25.3	Investigate Dee Why in the place planning program to respond to growth and transformation	M-L	
25.4	Deliver new roads, laneways and open space identified in the Dee Why Town Centre Master Plan 2013 and the Section 7.11 Plan for Dee Why 2 l Delivery Program	S	
25.5	Investigate the feasibility of redeveloping the Howard and Oaks Avenue car park (Site A) and a new civic hub (Civic Site)	S	
25.6	3 ver the transport projects identified in P19	S-L	TfNSW

The Strand, Dee Why

Page: 83

Number: 1 Author: coullr Subject: Highlight Date: 22/01/2020 1:38:34 PM

Amend principle:
Delete 'South Catchment'

Number: 2 Author: coullr Subject: Highlight Date: 22/01/2020 1:38:47 PM

Amend action:
Delete 'and Delivery Program'

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:28:27 PM

Amend action:
Facilitate the delivery of the

Priority 26

Manly as Sydney's premier seaside destination

Manly is characterised by its frontages to the harbour and beach, iconic Norfolk Island pines and older historic buildings and generally low-scale development. The world-famous ocean beach is linked to Manly Cove and East and West Esplanades by The Corso flanked by quaint laneways and heritage buildings. The town centre is bordered by popular foreshore areas that connect to Sydney Harbour National Park at North Head and Cabbage Tree Bay Aquatic Reserve. These elements are evidence of Manly's history and social significance.

The town centre offers cultural, tourist, retail and entertainment uses. It is also a residential and economic centre, supporting the highest population density and the highest proportion of health and education and knowledge-intensive jobs of all of the LGA's centres. Manly has the youngest demographic and is the most culturally diverse of the LGA's centres, supporting mostly professionals and managers.

Manly is an important tourist destination and the LGA's only designated late-night precinct. These uses must be balanced with the needs of Manly's residents and other specialised uses which include the International College of Management Sydney, Manly Art Gallery and Museum (one of 40 regional and public galleries in NSW), Australia's first hospice for young adults, Soldier On (a veterans' rehab centre at North Head) and Royal For West (a provider of health and education services for country children and their families).

Manly 2015 Master Plan supports a mix of cultural, tourist, retail and entertainment through urban design upgrades to streets, lanes and plazas, including pedestrianising streets. Some of these projects are complete and some are identified as future projects in the Northern Beaches Delivery Program.

People in Manly are the highest users of active and public transport compared to other centres. It offers 20-minute ferry commutes to Sydney CBD, but connections to lower Northern Beaches suburbs are poor. Addressing this will improve access to Warringah Mall, the B-Line, Manly Aquatic Centre 'Boy' Charlton Aquatic Centre and sportsgrounds at North Manly, making it easier for people to travel to Manly without a car and reducing demand for parking in the centre. This will be supported by a regional cycling route to Dee Why and improved end-of-trip facilities, such as bike storage.

Figure 1
Illustrative map for Manly town centre

Areas designated for types of land uses are indicative and conceptual only.
Refer to specific mapping, strategies and plans.

The Corso, Manly

Page: 84

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:29 AM
Amend text:
72

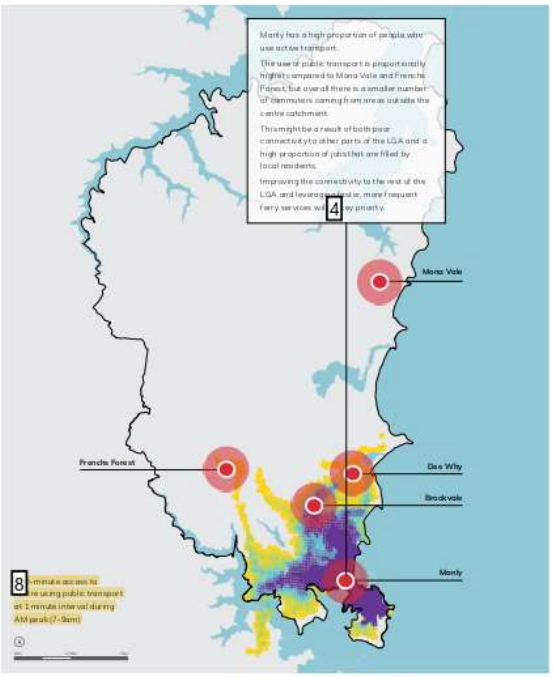
Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:29:02 PM
Amend infographic:
- Add a label for North Head
- Include ferry icon 'transport interchange'

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:29:10 PM
Amend text:
access to the rest of the LGA including Warringah Mall,

Number: 4 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:12:19 PM
Improve legibility:
Note: Areas

Ma 1

Ma strategic centre 30-minute catchme 2



Legend **Accessibility – AM peak**

- 1 - 10%
- 10 - 20%
- 20 - 30%
- 30 - 40%
- 40 - 50%
- 50 - 60%
- 60 - 70%
- 70 - 80%
- 80 - 90%
- 90 - 100%
- Strategic centre

Principles

- Balance competing land uses in Manly to serve the needs of workers, residents and visitors.
- Protect and enhance Manly's character, identity and social significance.
- Balance short-term accommodation for visitors with affordable housing options for residents.
- Maximise sunshine on the beach, harbour and foreshore areas, The Corso and East and West Esplanades.
- Improve public amenity and revitalise Manly's laneways.
- Diversify the night-time economy and minimise conflicts with residential uses.
- Continue Manly's function as a tourism precinct and enhance nature-based tourism opportunities.
- Improve commuter facilities at Manly Wharf and active and public travel to lower Northern Beaches suburbs.
- 3 port co-working spaces for professional jobs.
- Retain a strong pedestrian-focused core.
- Improve links to 5 ~~re uses at~~ North Head and the former Manly Hospital site.

No.	Action	Time	Partner
26.1	Prepare a place plan for Manly and develop LEP and DCP controls to respond to LEP studies, thematic history study, West Esplanade heritage activation plan, destination management plan and night-time economy to balance competing uses	S	
26.2	Undertake a heritage review to identify and list buildings and conservation areas with heritage significance and review group listings as part of place planning	S	Heritage DPC
26.3	6 ver the transport projects identified in P19	S-L	TfNSW

7

Page: 85

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:26 AM
Amend text:
29

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:24:53 PM
Endnote 29

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:29:48 PM
Amend principle:
Encourage spaces and facilities that promote flexible working, local professional employment and innovative start-ups including community spaces, commercial co-working and satellite offices.

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 3:25:13 PM
Amend text:
be a

Number: 5 Author: coullr Subject: Cross-Out Date: 22/01/2020 1:39:07 PM
Amend principle:
Delete

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 1:39:19 PM
Amend action:
Facilitate the delivery of the

Number: 7 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:30:22 PM
New action (A26.4):
Plan for future uses for the former Manly Hospital site

Timing = S

Partner = DPIE

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 3:22:23 PM
Amend text:

Note: 100% means areas that can access the centre within 30-minutes using public transport at 1 minute intervals during AM peak (7-9am)

Priority 27

Mona Vale as the contemporary, urban heart of the north

Mona Vale has a local, coastal character with a village atmosphere. It sits at the end of the B-Line and is only a 10-minute walk from the beach. It supports community, residential, retail, commercial, educational and industrial uses as well as many open spaces, such as Village Park, Kitchener Park, Mona Vale Skate Park, Winnererremy Bay and publicly and privately owned golf courses.

Mona Vale services people living in the LGA's north, including Newport, Avalon and Palm Beach, and could be transitioned from a predominantly low density centre to a place that offers more diverse housing and job opportunities, especially catering to the ageing population.

Most commuters come to Mona Vale from other coastal suburbs by car. Extending the B-Line service to Newport, improving east-west bus services to Macquarie Park and strengthening the local bus network is essential.

Mona Vale has the highest number of people working from home compared to other areas in the Northern Beaches, which presents opportunities to support co-working and digital infrastructure that facilitates working from home. The new 2 c centre at Mona Vale 3 c Centre (including a community gallery, teaching spaces and studios) will see the centre transition and adapt to the changing needs of the community.

Place planning for Mona Vale will revitalise public areas and focus on Mona Vale as a centre for people living in the north of the LGA.

Principles 5

- Support Mona Vale as an employment and service centre for people living in the north of the LGA.
- Revitalise and improve public areas, including potential for a civic heart in the Village 6 k
- Strengthen Mona Vale as a transport interchange by improving active and public transport connections to surrounding areas.
- Create appropriate interfaces at land use boundaries.
- Improve public transport to Macquarie Park and the Sydney CBD.

No.	Action	Time	Partner
27.1	Prepare a place plan for Mona Vale and develop LEP and DCP controls to respond to LEP studies and support revitalisation of the centre	S	
27.2	7 urpose Mona Vale civic centre into an arts centre, including community gallery, teaching spaces and studios	8	
27.3	9 ver the transport projects identified in P19	S-L	TfNSW

Figure 1
Illustrative map for Mona Vale strategic centre

Note: areas designated for types of land uses are indicative and conceptual only. Refer to specific mapping, strategies and plans.

Mona Vale Library

Page: 86

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:22 AM
Amend text:
73

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 4:37:15 PM
Amend text:
creative space

Number: 3 Author: coullr Subject: Highlight Date: 22/01/2020 1:39:48 PM
Amend text:
Delete

Number: 4 Author: coullr Subject: Sticky Note Date: 20/01/2020 12:13:34 PM
Amend infographic, add:
- Mona Vale beach
- Mona Vale hospital
- Village Park and civic heart
- B-line stop
- Pedestrian connections
- Kitchener Park

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:37:41 PM
New principle:
Encourage infrastructure to support home based businesses including flexible work spaces, co-working and tele-conference.

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 4:37:51 PM
Amend principle:
Park and access to and connectivity between key sites in the strategic centre.

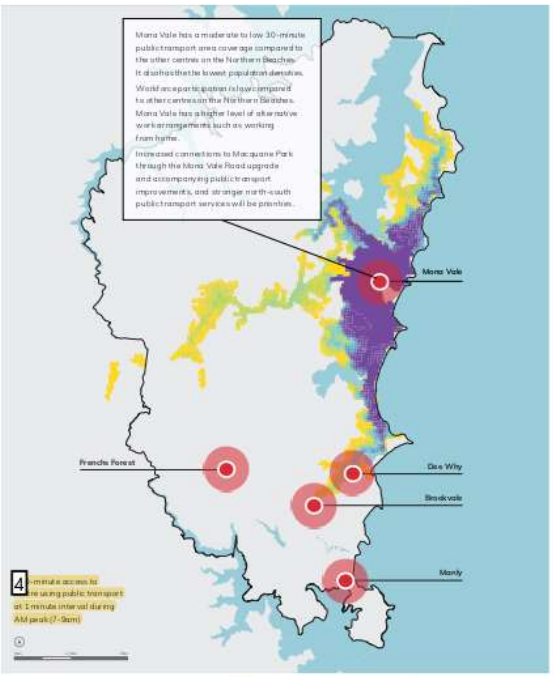
Number: 7 Author: coullr Subject: Highlight Date: 14/02/2020 3:13:01 PM
Amend action:
Deliver a contemporary arts and creativity centre in Mona Vale

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 4:38:09 PM
Change timing:
M

Number: 9 Author: coullr Subject: Highlight Date: 16/01/2020 4:38:18 PM
Amend action:
Facilitate the delivery of the

Mar 1

Mar e strategic centre 30-minute catchment 2



Legend

Accessibility – AM peak

- 1 - 10%
- 10 - 20%
- 20 - 30%
- 30 - 40%
- 40 - 50%
- 50 - 60%
- 60 - 70%
- 70 - 80%
- 80 - 90%
- 90 - 100%
- Strategic centre

Commuting 3 Mona Vale

Page: 87

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:17 AM
Amend text:
30

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:25:48 PM
Endnote 29

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:38:51 PM
Amend text:
bus stop,

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 3:22:37 PM
Amend text:

Note: 100% means areas that can access the centre within 30-minutes using public transport at 1 minute intervals during AM peak (7-9am)

Priority 28
Safeguarded employment lands

Industrial jobs make up 15% of local jobs. With the rise of online retailing, the value of employment lands for logistics close to residential areas is increasing. A new mix of businesses in the LGA's employment lands creates the risk of these areas becoming a catch-all for various uses. The right balance of businesses will protect the integrity of employment lands and avoid creative-led gentrification.

We define employment lands as lands zoned for industrial, business or similar purposes. These lands cater for a range of activities from major freight and logistics, heavy manufacturing, light industry to urban services and other creative uses. Business parks also cater for offices. The Greater Sydney Commission defines urban services as industries that enable the city to develop and its businesses and residents to operate, such as concrete batching, waste recycling and transfer, printing, car repairs, construction depots, and utilities (electricity, water, gas supply).

In the Metropolitan Rural Area, businesses include nurseries and landscape supplies as well as in the Austlink Business Park, Tepko Road Industrial Estate, Kimbriki and Belrose resource recovery centres, and telecommunications and electrical facilities (see P4). Mona Vale's marine industry cluster provides specialised services to the Australian east coast.

The North District has the lowest amount of industrial land in Greater Sydney and demand is growing. One-third of the District's industrial land (189 hectares) is in the Northern Beaches. Brookvale is the largest industrial precinct in the North District and makes up 46% of industrial land on the Northern Beaches.

Frenchs Forest Business Park is the fourth largest (developed) business park in Greater Sydney and makes up 54% of the 100 hectares of business park zoned land on the Northern Beaches.

As the population grows, there is increasing pressure to rezone employment lands, particularly at Brookvale and Mona Vale industrial precincts and Frenchs Forest Business Park. Some businesses can relocate to cheaper areas with fewer land use conflicts. Others, however, cannot – they rely on proximity to local populations or a nearby centre. While some of these industries do not always provide a higher number of jobs, they are essential for their operational role and function. For example, while the wholesale sector is not a major employer, it is the third-largest contributor to the local economy in terms of value-add ($1.1 billion).

All industrial precincts in Northern Beaches LGA are fully developed with no development in the pipeline. While some of these industrial precincts are small, and only appear to be a small part of the industrial lands supply of the region, they are critical. Future planning must balance local needs, a transitioning economy and high-value industries. This requires businesses to capitalise on advanced manufacturing, automation, vertical warehousing and last-mile delivery models without sacrificing opportunities for value-added economic growth and employment outcomes.

The approach for managing industrial and urban services land, as identified in the *North District Plan*, is to 'retain and manage' industrial and urban services land in the Northern Beaches. No employment land will be rezoned for a higher purpose.

Figure 1
Spatial distribution of employment lands by district 2017

Figure 5
Historical spatial distribution of employment lands by North District LGA 2011

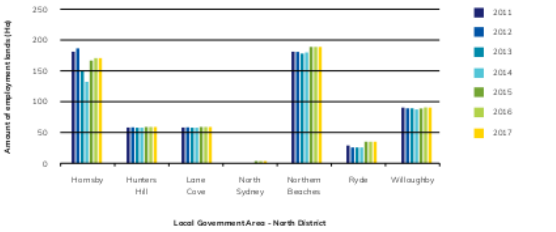


Figure 9
Importance of employment lands

Page: 88

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:14 AM
Amend text:
74

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:26:12 PM
Endnote 37

Number: 3 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:13:31 PM
Improve legibility:
Make bold

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 3:30:35 PM
Endnote 35

Number: 5 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:10 AM
Amend text:
75

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 3:30:51 PM
Endnote 37

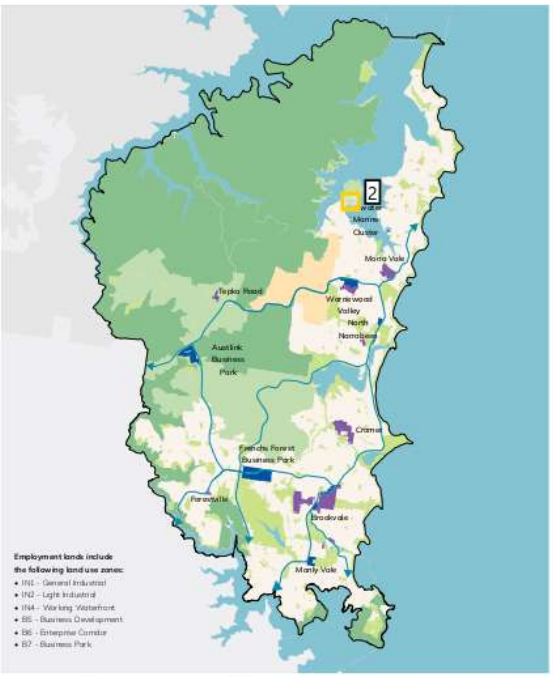
Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 3:31:08 PM
Endnote 36

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 4:39:16 PM
Amend text:
Area (MRA) and future MRA investigation area

Number: 9 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:07 AM
Amend text:
76

Number: 10 Author: coullr Subject: Highlight Date: 11/02/2020 3:31:25 PM
Endnote 35

Map 1
Northern Beaches employment lands



Legend

- Urban areas
- Ingleside Growth Area
- National park
- Major public parkland/bushland
- Metropolitan Rural Area 6
- Business zones
- Industrial zones
- Public transport and active travel connection

Principles

- Safeguard employment land from non-compatible uses, particularly residential and mixed-use development.
- Restrict subdivision and strata titling of industrial lots to prevent further fragmentation.
- Focus on economic outcomes that support the population rather than job numbers.
- Support industrial and urban services by managing the interface with adjoining land uses and ensuring residential development does not sterilise industrial or urban services uses.
- Support efficient use of land and built form that responds to changes in technology and innovation.

No.	Action	Time	Partner
28.1	Complete the strategic review of industrial and urban services land (part of the LEP employment study) and develop LEP and DCP controls to protect the integrity of employment land, address land use 3 rfaces and facilitate innovative built form	I	GSC
28.2	4 k exclusion of operation of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in employment lands	S	5
28.3	Review and update the draft Brookvale Structure Plan to respond to the findings of the employment study and determine the right mix of industrial and urban services for the centre	M	

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:14:02 AM
Amend text:
31

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:39:40 PM
Amend map:
- New MRA layer

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:39:49 PM
Amend action:
interfaces; ensure uses in employment lands or adjoining areas are compatible with existing uses;

Number: 4 Author: coullr Subject: Highlight Date: 14/02/2020 3:14:00 PM
Amend action:
Work with the Department of Planning, Infrastructure and Environment on the application of relevant State policies that allow residential and mixed-use development in employment lands, by developing a local approach to the provision of housing based on evidence in the local housing strategy

Number: 5 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:31:48 PM
Add partner:
DPIE

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:40:00 PM
Amend map legend:
- Future MRA investigation area

Priority 29

A thriving, sustainable tourism economy

The Northern Beaches is a valuable tourism asset for Greater Sydney, and more broadly NSW and Australia. The local tourism and hospitality sector contributes twice as many jobs 3 revenue to the Northern Beaches economy compared to the NSW average. Around 3 million people visit the Northern Beaches every year. Most of these are domestic visitors, and although international visitors account for only 5 of our visitors, they stay longer than the NSW average 6

Northern Beaches tourism economy

- Accounts for 13% of the LGA's jobs for young people (three-quarters of workers are under 44) 8
- 9 tributes more than $2.5 billion into the local economy in 2016-17.
- Accounts for 9% of all industry sales 10

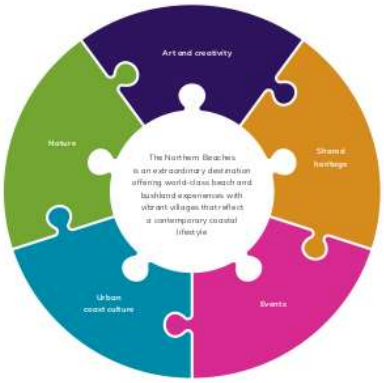
Manly is the main tourism precinct on the Northern Beaches, voted the best beach in the 11 by TripAdvisor for the second year in a row and the Manly Ferry is listed as #3 'must do' in Sydney after Sydney Harbour Bridge and Sydney Opera House. Cruise ships also offer full or half-day excursions to Manly. Beyond Manly, tourism offerings 12 offered through to Palm Beach in the north.

There are many attractions and destinations throughout the LGA, including a new 36-kilometre Coast Walk from Manly to Palm Beach that will connect to one of the world's greatest urban walks – an 80-kilometre walk between Bondi 14 only, a collaborative initiative between three levels 15 ment.

Tourist accommodation ranges from boutique style accommodation, large international hotels and backpacker accommodation in Manly through to a caravan park at Narrabeen, campgrounds at the Basin and cabins at Currawong on Pittwater. The shared economy (e.g. Airbnb) has diversified offerings in terms of type and location.

Diversifying tourism offerings beyond Manly, Palm Beach and the beaches, and beyond the summer peak, will strengthen the tourism economy. Opportunities include diversifying accommodation offerings, such as eco-accommodation (glamping), nature-based tourism and experiences such as the Coast Walk and Aboriginal culture-based tourism. Continued amenity, vibrancy and safety improvements in centres, as well as a focus on night-time activities and artistic and cultural offerings, will enhance visitation beyond the coast. A destination management plan for the whole Northern Beaches will guide visitor economy development and growth.

Figure 1
Tourist experience the
- Northern Beaches LGA 2



World Food Markets, Manly

Page: 90

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:13:58 AM
Amend text:
77

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:32:35 PM
Endnote 40

Number: 3 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:43:57 PM
Amend text:
to the Northern Beaches economy and double the revenue

Number: 4 Author: coullr Subject: Highlight Date: 22/01/2020 1:40:35 PM
Amend text:
(for example,

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 4:40:16 PM
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35%

Number: 6 Author: coullr Subject: Highlight Date: 11/02/2020 3:33:06 PM
Endnote 38

Number: 7 Author: coullr Subject: Highlight Date: 20/01/2020 4:23:55 PM
Amend text:
heritage and Aboriginal

Number: 8 Author: coullr Subject: Highlight Date: 11/02/2020 3:35:01 PM
Endnote 39

Number: 9 Author: coullr Subject: Highlight Date: 11/02/2020 3:33:29 PM
Amend text box:
$500 million visitor expenditure into local economy.
...
Endnote 38

Number: 10 Author: coullr Subject: Highlight Date: 11/02/2020 3:34:40 PM
Endnote 39

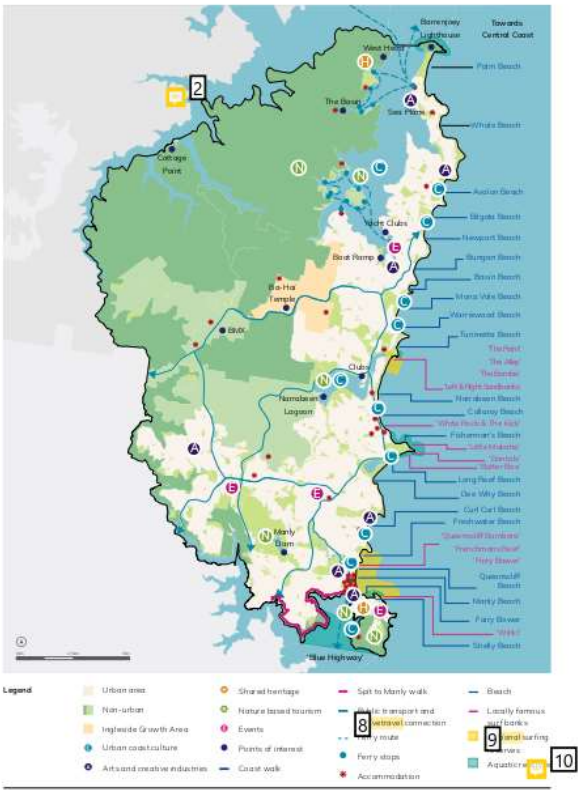
Number: 11 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:14:51 PM
Update text:
Australia by TripAdvisor for 2018 and 2019

Number: 12 Author: coullr Subject: Highlight Date: 11/02/2020 3:35:34 PM
Amend text:
are interspersed all the way up to Palm Beach, including Pittwater waterway and Ku-ring-gai National Park.

Number: 13 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:35:46 PM
Replace photo

Number: 14 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:44:14 PM
and

Number: 15 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:41:19 PM
Add text:
Local heritage and culture play an important role in tourism, with many historic sites in the area, including Bantry Bay, the Quarantine Station at North Head and Barrenjoey Lighthouse at Barrenjoey Head.



Principles

- Enable a strong tourism economy while maintaining quality of life and protecting the environment.
- Ensure a range of well-designed tourist accommodation in appropriate locations.
- Promote and integrate coastal walks with centres, transport and accommodation.
- Support sustainable nature-based and Aboriginal culture-based tourism that respects the environment.
- Improve access and connectivity by air, land and sea, including wharves, ferry services and public transport north of Manly.

No.	Action	Time	Partner
29.1	Complete the destination management plan and employment study and use these to inform new LEP and DCP controls and planning processes to remove barriers to the tourism economy	I	*
29.2	Deliver and integrate the Coast Walk and 80km Bondi to Manly Walk with centres, public transport and accommodation	S	State agencies councils
29.3	Build capacity 3 the tourism industry	O	**
29.4	Prepare a public transport plan to improve tourism connections and 4 ver the transport projects identified in P19	S	TfNSW
29.5	Prepare an open space and recreation strategy and night-time economy strategy 5 lise and implement the Arts and Creativity Strategy	S	
29.6	Prepare place plans that support the tourism economy; enhance visitor experiences; 6 rove connections to the Coast Walk; and where relevant, address competing land uses	O	

*Tourism Aust, Destination NSW 7 al tourism industry
** Tourism Aust, Destination NSW, NPWS

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:13:55 AM
Amend text:
32

Number: 2 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:42:07 PM
Amend map:
- New MRA layer
- Add the coast walk
- Add Bondi to Manly walk

Number: 3 Author: coullr Subject: Highlight Date: 22/01/2020 1:41:05 PM
Amend action:
within

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:42:34 PM
Amend action:
facilitate delivery of

Number: 5 Author: coullr Subject: Highlight Date: 22/01/2020 1:45:18 PM
Amend action:
Delete

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 1:46:06 PM
Fix typo

Number: 7 Author: coullr Subject: Highlight Date: 11/02/2020 3:36:05 PM
Fix typo

Number: 8 Author: coullr Subject: Highlight Date: 16/01/2020 4:43:13 PM
Fix typo

Number: 9 Author: coullr Subject: Highlight Date: 22/01/2020 1:46:21 PM
Amend map legend:
Delete 'national'

Number: 10 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:43:34 PM
Amend map legend:
- Coast walk

Priority 30
A diverse night-time economy

We define the night-time economy as economic activity between 5pm and 4am. It includes bars, clubs, events and restaurants, as well as services such as transport, supermarkets, childcare, gyms, training and education facilities.

In NSW, the night-time economy had a sales turnover of $28 billion in 2016-17 based on figures from food, drinks and entertainment business, and employment. It represents 8.5% of the economy in NSW and 26% of employment in Australia overall. 2

Manly is the only designated **late-night entertainment precinct** in the LGA.

Suburbs such as Forestville, Belrose, Narrabeen, Newport, Killarney Heights, 3 Cromora Heights, Freshwater and Fairlight could be investigated for evening activities, while more diverse night-time offerings in places that will grow and change – like Dee Why, Brookvale or Frenchs Forest – is fundamental, especially to support shift workers at Northern Beaches Hospital.

The types of night-time activities are changing – from fast-casual dining, eat streets and pop-up food trucks to events, festivals and late-night shopping, or late-night gyms. Diversified night-time activities also avoid reliance on alcohol-focused businesses and can help to address anti-social behaviour in Manly, Mona Vale and Newport.

We will prepare a night-time economy strategy to manage the economy's sustainable growth while minimising potential land use conflict. This will create flexibility to maximise employment, turnover and tourism benefits while also delivering active and vibrant strategic and local centres. It will identify solutions to facilitate live entertainment, arts, creative and cultural opportunities in appropriate locations.

The strategy will address safety, late-night transport, noise and light pollution and consider established precincts like Manly, seasonal precincts in the northern end of the peninsula, emerging precincts in areas of transformation such as Dee Why and specialised precincts such as the microbrewery cluster at Brookvale. It will include location-specific solutions that cater for all age groups.

Figure 4
Night-time economy
- Northern Beaches LGA (2016-17) 5

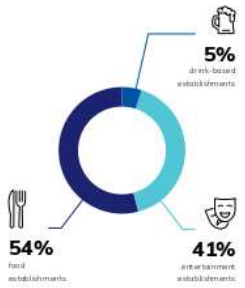

Figure 1
Night-time economy activity

Manly Market Lane

Manly Wharf

Manly Oval

Manly Market Lane

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:13:51 AM
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79

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:36:29 PM
Endnote 41

Number: 3 Author: coullr Subject: Highlight Date: 16/01/2020 4:44:10 PM
Fix typo

Number: 4 Author: coullr Subject: Highlight Date: 21/01/2020 11:13:48 AM
Amend text:
78

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 3:36:48 PM
Endnote 41

Legend

- Urban area
- Non-urban
- Ingleside Growth Area
- Night time activity cluster
- Activity generator
- Major sub
- Public transport and active travel connection
- Seasonal activity
- Potential investigation areas
- Designated late night entertainment precinct

Principles

- Broaden the range of night-time activities.
- Minimise land use conflict and prevent more sensitive uses such as residential from sterilising night-time opportunities in centres.
- Improve late-night public transport to places with night-time activities.
- Increase trading hours for low-impact night-time activities that contribute to a diverse range of night-time activities in appropriate locations. 3

No.	Action	Time	Partner
30.1	Prepare a night-time economy strategy that responds to the employment study, economic development 7, destination management plan 6 community safety plan to broaden the range of night-time activities	4	*
30.2	Review late-night venue controls in Manly DCP and prepare new location-specific LEP and DCP controls that address late-night venues: the shift towards smaller venues; live music; change agent noise controls; safety; flexible trading hours and barriers to night-time temporary uses, arts, cultural and creative uses	S	
30.3	Prepare place plans, precinct plans and activation plans that support social, practical and functional activities in the evening and night-time, including: a. Manly place plan to respond to alcohol-related violence, anti-social behaviour and tension between competing land uses b. Mona Vale place plan to respond to anti-social behaviour c. Frenchs Forest Planned Precinct to help meet the needs of shift workers at Northern Beaches Hospital	S	Local businesses
30.4	Prepare and implement a community safety plan 9 Manly to improve safety and community perceptions	S	8
30.5	Investigate mechanisms to manage and monitor the night-time economy such as reviewable conditions of consent and approval processes for events on community land and footway dining	S	
30.6	Prepare and implement a public transport plan that investigates improved late-night transport and 10 the transport projects identified in P19	S-L	TfNSW

*NSW Police; Northern Beaches Liquor Accord; Liquor Gaming and Racing; Community Safety Committee.

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Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:13:43 AM
Amend text:
33

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 4:44:41 PM
Amend principle:
activities and locations.

Number: 3 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:44:52 PM
New principle:
Foster a diverse live music culture.

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:45:02 PM
Change timing:
S

Number: 5 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:45:07 PM
Amend map:
- New MRA layer

Number: 6 Author: coullr Subject: Highlight Date: 22/01/2020 1:48:55 PM
Amend action:
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Number: 7 Author: coullr Subject: Highlight Date: 16/01/2020 4:45:23 PM
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plan and

Number: 8 Author: coullr Subject: Sticky Note Date: 22/01/2020 1:49:16 PM
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Number: 9 Author: coullr Subject: Highlight Date: 22/01/2020 1:49:30 PM
Amend action:
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Number: 10 Author: coullr Subject: Highlight Date: 16/01/2020 4:45:53 PM
Amend action:
Facilitate delivery of

Immediate imperatives

- 2 ol housing strategy (mid-2020); employment study (end-2019); social infrastructure study (end-2019); environment study (mid-2020); transport study (mid-2020).

Collaboration

- Collective action from all stakeholders, various levels of government and the private sector as identified throughout Towards 2040.
- Collaboration through inter-agency workshops; northern planners meetings; traffic committee meetings; and quarterly meetings with NSW Department of Planning, Industry and Environment.

Studies, strategies and plans

- New and updated studies, strategies, plans, guidelines, and policies, including place plans, will align with Towards 2040. Similarly, updates to Towards 2040 will consider findings from new studies, strategies or plans.

Planning controls

- The new Northern Beaches LEP and DCP will align with Towards 2040.
- Towards 2040 includes a number of actions to prepare new LEP and DCP controls. These will be addressed in our initial LEP and DCP, where possible. Where further work is required, it will be addressed in future amendments.
- Planning proposals to amend the LEP, prepared by Council or applicants, must accord with the *Environmental Planning and Assessment Act* 6 .
- Planning proposals must include an assessment of whether they will give effect to Towards 2040. In making this assessment, the priorities and related principles must be considered together. It is not appropriate to justify a planning proposal based on a single element of Towards 2040.

Project delivery

- Capital works projects and actions that contribute to Towards 2040 are outlined in 4 delivery program.

Funding and investment

- Actions in Towards 2040 will be addressed in the four-year delivery program and implementation of the LGA-wide Section 7.12 plan, and Section 7.11 plans for Dee Why, Warriewood Valley and Frenchs Forest.

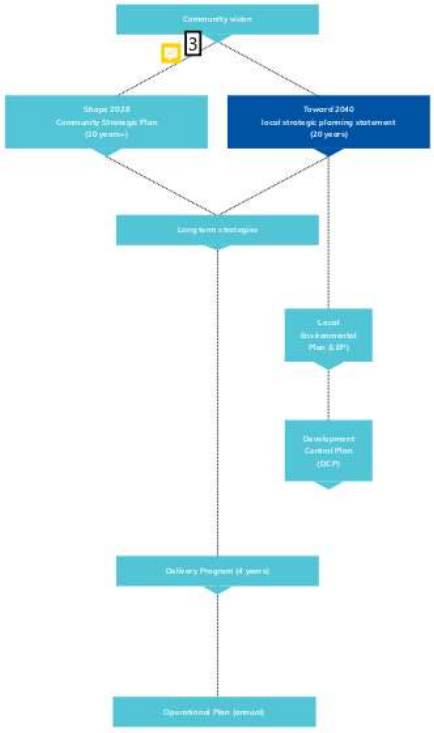
Monitoring and reporting

- Following adoption of Towards 2040 by Council, baseline reporting will be established in August 2020 to align with end-of-term reporting for Shape 2028.
- Council will report on the actions of Towards 2040 annually.
- Council will report against the Towards 2040 measures and Shape 2028 through the existing Integrated Planning and Reporting framework under the *Local Government Act 1993* every four years from 2024.
- Some measures identified in Towards 2040 rely on Census data only available every five years. The next Census is due in 2021.

Review

- Towards 2040 is a living document that will be updated as required and reviewed at least every seven years.

5



Page: 94

Number: 1 Author: coullr Subject: Highlight Date: 21/01/2020 11:13:31 AM
Amend text:
80

Number: 2 Author: coullr Subject: Highlight Date: 11/02/2020 3:37:49 PM
Amend text:
Delete dates

Number: 3 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:37:30 PM
Amend infographic:

Figure 80 - Broader policy framework
....
- Replace infographic with new infographic that shows SEPPs and 9.1 directions

Number: 4 Author: coullr Subject: Highlight Date: 11/02/2020 3:38:06 PM
Amend text:
the

Number: 5 Author: coullr Subject: Sticky Note Date: 14/02/2020 3:15:47 PM
New text:
Community engagement
The new Community Participation Plan sets out how the community can participate in the planning system, including future revisions to *Towards 2040*.

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 4:46:51 PM
Amend text:
1979, including applicable Ministerial Directions (s9.1 directions).

1

Direction	Measure

Landscape	• Maintain or improve waterway health
	• Maintain area of native vegetation on public and private land*
	• Maintain the Metropolitan Rural Area 2
	• Increase the urban tree canopy*
	• Trees planted public land:
	  ▪ target 5,000 per year
	• Increase % of dwellings with access to open space*:
	  ▪ target low-medium density dwellings within 400m of open space and high-density dwellings within 200m of open space
	• Increase availability of sports fields, including out of school hours

Efficiency	• Reduce carbon emissions for electricity, transport, waste and gas • Reduce drinking water use per person • Increase diversion of waste from landfill: ▪ target 85% diversion by 2040 • Reduce waste generation rate per person
Resilience	• Increase actions implemented to address natural hazards • Maintain or increase resident satisfaction with management of local flooding • Maintain regional air quality*

6

Direction	Measure
Infrastructure and collaboration	• Increase % of dwellings within 30-minutes by public transport to a metropolitan or strategic centre* • Maintain or increase resident satisfaction with lobbying on behalf of the community

Direction	Measure

People	• Increase the number of people participating in tertiary education
	• Increase resident satisfaction with:
	  ▪ provision of childcare services
	  ▪ facilities and services for youth
	  ▪ facilities and services for older people
	  ▪ facilities and services for people with disabilities
	  ▪ community centres
	• Increase the number of public facilities and assets that are accessible
	• Increase community pride and connectedness:
	  ▪ community belonging
	  ▪ people to call on for assistance
	  ▪ quality of life living on the Northern Beaches
	• Increase resident satisfaction with:
	  ▪ arts and cultural facilities
	  ▪ community events and festivals

Housing	• Increase the number of dwellings:
	  ▪ target 3,400 additional dwellings by 2021 (medium and long term targets to be developed in the local housing strategy)
	  ▪ target 4,300 additional dwellings in Frenchs Forest by 2038
	• Increase the diversity of new housing
	• Increase social housing and affordable rental housing:
	  ▪ target 10% affordable rental housing in planning proposals

Great places	• Increase resident satisfaction with keeping town centres and villages vibrant • Increase the number of heritage items and conservation areas

Direction	Measure

Connectivity	• Increase active and public transport patronage:
	  ▪ target 25% public transport by 2038
	  ▪ target double active travel trips by 2038
	• Increase % of dwellings within 800m of a public transport stop, with a scheduled service at least every 15 minutes between 7am and 7pm on a normal weekday
	• Reduce the proportion of space allocated to private vehicles in strategic centres

Jobs and skills	• Increase gross regional product
	• Increase or maintain job containment
	• Increase the number of businesses
	• Increase the number of jobs:
	  ▪ target 4,000-13,000 jobs in Frenchs Forest by 2036
	  ▪ target 23,000-26,000 jobs in Brookvale-Dee Why by 2036
	  ▪ target 6,000-6,500 jobs in Manly by 2036
	  ▪ target 5,700-6,700 jobs in Mosman by 2036
	• Maintain zoned employment lands

3

*NSW Government data

Page: 95

Number: 1 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:47:26 PM

Add theme headers:
- Sustainability (green section)
- Infrastructure and collaboration (light blue section)
- Liveability (red section)
- Productivity (dark blue section)

Number: 2 Author: coullr Subject: Highlight Date: 16/01/2020 4:47:35 PM

Amend text:
Area (MRA) and future MRA investigation area

Number: 3 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:47:45 PM

New measure:
Monitor job distribution by type

Number: 4 Author: coullr Subject: Highlight Date: 16/01/2020 4:47:53 PM

Amend text:
13,300

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 4:48:03 PM

Amend text:
5,000-6,000

Number: 6 Author: coullr Subject: Sticky Note Date: 16/01/2020 4:48:18 PM

New measures:
- Monitor the number of hot days (>35 degrees)*
- Monitor urban heat*

30-minute city is a planning concept for a city in which people can easily access the places they need to visit on a daily basis within 30 minutes travel (by public transport, walking or cycling) from where they live.

Active travel (transport) means trips by physical active means, like walking and cycling and other non-motorised vehicles.

Biodiversity offsets compensate for how development impacts biodiversity through the Biodiversity Offset Scheme.

Biodiversity stewardship sites (formerly known as biobanking) enable biodiversity credits to be traded and used as an offset against the impact of proposed development on biodiversity values.

Building Sustainability Index (BASIX) is a NSW Government scheme to regulate the energy and water efficiency of residential buildings.

Broad centre catchments are aggregations of ABS Statistical Areas Level 2 and have been used for reporting data in the demographic analysis.

Community hubs support co-location of a range of community facilities and services in a single location (e.g. social services, community centres, libraries, recreational opportunities, customer service).

Community participation plan will make it clearer and easier for members of the community to understand how they can participate in planning decisions and addresses requirements for community participation that are set out in the EP&A Act.

Co-working spaces are shared workplaces that are used by professionals working in different knowledge related industries, often freelance and self-employed workers.

Development Control Plan (DCP) contains detailed planning and design controls that support the planning controls in a local environmental plan.

Economic corridor includes multi-LGA precincts with a high concentration of jobs, linking multiple centres.

Employment precincts are areas where jobs are located, including centres, industrial precincts and business parks.

Employment lands are lands zoned for industrial, business or similar purposes in planning instruments. For the Northern Beaches, they include the following land use zones: IN1 General Industrial, IN2 Light Industrial, IN4 Working Waterfront, B5 Business Development, B6 Enterprise Corridor, B7 Business Park.

Environmental Planning and Assessment Act 1979 (EP&A Act) institutes the system of environmental planning and assessment for NSW.

Freight hub is where deliveries can be consolidated for subsequent delivery into a centre either by foot or appropriate smaller vehicle to reduce the number of vehicles travelling into centres.

Freight includes goods or cargo transported by truck, light commercial vehicles (eg. vans and utes), cycle couriers, rail, aircraft or ship.

~~with infrastructure compact is a new approach to an infrastructure delivery plan that is co-designed and co-delivered by State and local governments together with industry to better align growth with infrastructure delivery.~~

Green Star is an internationally recognised sustainability rating system, which provides independent verification of sustainable outcomes throughout the life cycle of the built environment.

Health and education precincts can form parts of centres and include major hospitals, universities and medical research institutions, and connect the community to health and education services. Northern Beaches contains a health and education precinct at Frenchs Forest.

Hop Skip and Jump Bus service is a free community bus service that operates in Manly.

Local centres (also referred to as coastal and forest villages) provide day-to-day access to goods and services. Northern Beaches contains nine local centres - Avalon, Newport, Warriewood, Narrabeen, Belrose, Forestville, Manly Vale, Balgowlah and Freshwater.

Local environmental plan (LEP) guides planning decisions at the local level through zoning and development controls, which provide a framework for the way land can be used.

Local government area (LGA) is the Northern Beaches Council administrative boundary.

Low-carbon, high efficiency precinct focuses on reducing the carbon footprint through integrating energy, water, waste, transport and building efficiency, drawing on the National Carbon Offset Standard for Precincts.

Low Rise Medium Density Housing Code allows dual occupancies, manor houses and terraces to be carried out under a complying development approval if the proposal complies with all the relevant requirements in the State *Environmental Planning Policy* (Exempt and Complying Development Codes) 2008.

Metropolitan Local Aboriginal Land Council (MLALC) was established to support the *Aboriginal Land Rights Act 1983* to improve, protect and foster the best interests of all Aboriginal people within the MLALC area and other people who are members of the MLALC.

Neighbourhood centres are small clusters of shops and services. They are often a strip of shops larger than a small neighbourhood and smaller than a local centre.

Planned precincts are a collaborative planning process between the NSW Government and councils to coordinate jobs, housing and infrastructure. Frenchs Forest is a planned precinct.

Planning proposals are a request or intended effect of a proposed LEP or an amendment to an existing LEP.

Public domain includes places accessible to the public, either on public or private land, and includes open space, pedestrian access ways and features including building frontages and awnings over footpaths.

Section 7.11 Plan allows Council to levy a contribution for development under the EP&A Act that increases demand for public amenities and services to fund the provision of new or augmented public infrastructure.

Section 7.12 Plan allows Council to levy a contribution on new development under the EP&A Act based on the estimated cost of works.

Social infrastructure includes hospitals, higher education institutions, open space, schools, emergency services, cultural facilities, GPs and medical centres, multipurpose facilities, libraries, local community facilities, childcare centres and preschools, arts and creative facilities.

State Environmental Planning Policies (SEPPs) are legal planning instruments that set out controls for how land is to be used, they deal with matters of State or regional environmental planning significance.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes) facilitates the development and maintenance of affordable housing in NSW.

Strategic centres vary in size, location and mix of activities. They enable access to a range of goods, services and jobs. Northern Beaches contains five strategic centres – Frenchs Forest, Brookvale, Dee Why, Manly and Mona Vale.

Tertiary education is university, technical and other vocational education and training, or TAFE.

Urban hazards result from past and present urban activities such as noise, air pollution and soil contamination.

Urban intensification means increasing urban activity in an area, for example through housing or job growth, increasing density and increasing the amount of urban development.

Urban renewal area is an area identified for development opportunities and revitalisation.

Value-add represents the value that is added of each industry sector to a defined region.

Voluntary Planning Agreement (VPA) is a voluntary planning agreement between Council and a developer to deliver public benefits.

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Number: 1 Author: coullr Subject: Sticky Note Date: 13/02/2020 1:53:06 PM

New terms:

Demand management is systems, processes and activities that are aimed at efficiently allocating available capacity to meet demand including by influencing customers' choices about when, where and how they travel.

...

Endnote 28

Smart city is a concept for a city that incorporates information and communication technologies (ICT) to enhance services such as energy, transport and utilities and improve sustainability.

Standard Instrument LEP is prescribed by the *Standard Instrument (Local Environmental Plan) Order 2006*, which aims to achieve a common format and content for all LEPs across NSW.

Circular economy is an alternative to a traditional linear economy (make, use, dispose) in which we keep resources in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life.

Ped shed is short for pedestrian shed, a method used to determine the walkability of neighbourhoods by measuring the actual distance walked, not the straight line distance

Place-based infrastructure compact
is a strategic planning model that looks holistically at a place to better align growth the provision of infrastructure and services.

Interment means the placement of human remains in the earth or in a mausoleum, crypt, vault, columbarium, niche wall or other structure designed for the placement of such remains. The term 'interment' applies to both cremated and uncremated remains.

LiDAR (Light Detection and Ranging) is an aerial surveying method that measures distance to a target by illuminating the target with laser light and measuring the reflected light with a sensor.

Implied dwelling requirement is a measure of likely housing demand based on projected population growth and household information. This differs from market housing demand which relates to willingness/ability to buy or rent in the housing market.

Number: 2 Author: coullr Subject: Cross-Out Date: 22/01/2020 1:50:44 PM

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Number: 3 Author: coullr Subject: Highlight Date: 22/01/2020 1:51:04 PM

Amend text:
neighbourhood centre

Number: 4 Author: coullr Subject: Highlight Date: 22/01/2020 1:51:16 PM

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(for example,

Number: 5 Author: coullr Subject: Highlight Date: 16/01/2020 4:49:58 PM

Amend text:
Phase One is a planned precinct.

Number: 6 Author: coullr Subject: Highlight Date: 16/01/2020 4:51:03 PM

Amend text:
Employment precincts (or hubs)

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Amend text:
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Number: 3 Author: coullr Subject: Highlight Date: 11/02/2020 3:40:30 PM
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2018a

Number: 4 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:16:15 PM
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Number: 5 Author: coullr Subject: Highlight Date: 22/01/2020 1:51:36 PM
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Connected through Creativity 2029.

Number: 7 Author: coullr Subject: Highlight Date: 21/01/2020 11:13:22 AM
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Amend text:
2018f

Number: 15 Author: coullr Subject: Highlight Date: 21/01/2020 11:12:55 AM
Amend text:
2018g

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6 Adapted from Department of Planning and Environment (2019)

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14 Northern Beaches Council (13 8)

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Number: 1 Author: coullr Subject: Highlight Date: 11/02/2020 3:45:44 PM
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Note: workforce data based on Australian

Number: 5 Author: coullr Subject: Highlight Date: 11/02/2020 3:39:37 PM
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27. Roads and Maritime Services (2019a)

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32

Number: 18 Author: coullr Subject: Highlight Date: 11/02/2020 3:55:54 PM
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33

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- 37

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Number: 19 Author: coullr Subject: Highlight Date: 11/02/2020 3:55:36 PM
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2019b

Number: 20 Author: coullr Subject: Highlight Date: 11/02/2020 3:52:00 PM
Add text:
MRA and future MRA investigation area

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Number: 37 Author: coullr Subject: Sticky Note Date: 11/02/2020 3:54:20 PM
New Endnote (38):
Tourism Research Australia (2019)

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New Endnote (21):
Cemeteries and Crematoria NSW (2017)

New Endnote (12):
Government Architect NSW (2017b)

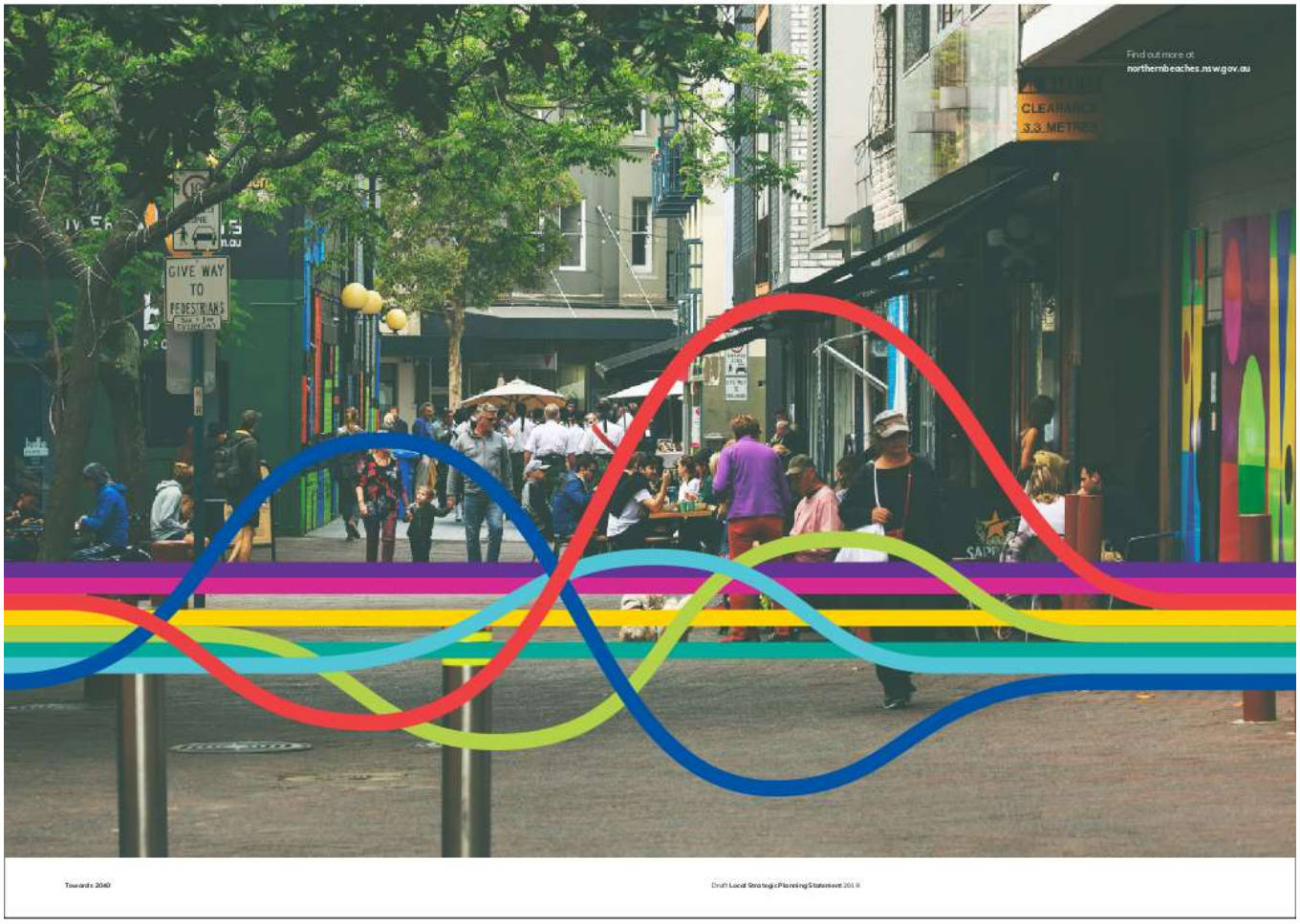
New Endnote (11)
Greater Sydney Commission (2019)

New Endnote (13)
2019 LiDAR data analysis of Northern Beaches tree canopy coverage

New Endnote (16)
2019 spatial analysis of access to Northern Beaches open space using buffer areas

Number: 38 Author: coullr Subject: Sticky Note Date: 11/02/2020 4:00:20 PM
Add version control table

Number: 39 Author: Suzy.Lawrence Subject: Highlight Date: 14/02/2020 3:44:59 PM
Amend text:
Watson and P8: J. Grainger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Towards 2040
Draft Local Strategic Planning Statement 2019

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Attachment 3 – Summary of proposed amendments to *Towards 2040*

Notes:

- Changes initiated by the 'GSC' refer to GSC Assurance Phase 3 feedback which includes feedback from several agencies
- Excludes minor amendments including amendments to improve legibility, typing errors and photos
- For the full set of changes, see Attachment 2 - Exhibited draft Towards 2040 (September 2019) with track changes

Topic	Amendment description	Source
General		
Acknowledgement	Acknowledgement of country amended from 'We acknowledge the traditional owners of this land and elders past and present. We recognise Aboriginal people as the original custodians of the Northern Beaches' to add 'Aboriginal culture is integral to our understanding of belonging, community and care of the land'.	Community
Acronyms	Acronyms added for - ALIA: Australian Library Information Association - DCP: Development Control Plan - DPI Fisheries: Department of Primary Industries - Fisheries - EPA: NSW Environment Protection Authority - LEP: Local Environmental Plan - NSLHD: Northern Sydney Local Health District - NSW RFS: NSW Rural Fire Service - SL: State Library NSW - SLSC: Surf Life Saving Clubs	Various
RMS	Acronyms and Map 12* amended to delete reference to RMS and/or replace with TfNSW.	GSC
Population	Reference added to clarify existing and projected population growth in 'Strategic context' section.	Community
Surfing reserves	References to surfing reserves throughout *Towards 2040* were changed from 'two national surfing reserves' to 'surfing reserves' in recognition of the international status of the Manly surfing reserve.	Community
Environment	Figure 4 amended to replace reference to the area of bushland to '114km^2 national parks' and area of public open space to '1460 Native plant species' due to review of statistics as part of the open space and recreation strategy.	Community
Housing and growth statistics	Text in the 'Strategic context' section and Figure 7 and Figure 18 amended to change the additional housing demand from 11,200 to 11,747, increasing the estimated demand from +7,865 to +8,347 (Figure 7), to align with updated data from the research into the local housing strategy.	Council
Brookvale – Dee Why	Text in the 'Strategic context' section amended to include a reference Brookvale and Dee Why strategic centres. Brookvale as an employment-based centre, supporting one-third of the LGA's jobs. Dee Why as a mixed use centre supporting higher density living.	Community
MRA extent	*Towards 2040* maps, figures and text amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Newport extension	Structure Plan (Map 1) amended to be consistent with P19, Map 22* and A19.5 which identify the B-Line extension to Newport.	Community
Beaches Link Tunnel	Structure Plan (Map 1) and Figure 18 amended to extend Beaches Link Tunnel investigation area along Wakehurst Parkway to Warringah Road (Frenchs Forest) to align with NSW Government maps for the tunnel link.	TfNSW

Topic	Amendment description	Source
Coast	Figure 18 updated to reference the coast in the description of the landscape	Council
Frenchs Forest	Figure 18 amended to update the targets for new jobs from 7,000-13,000 to 9,000-13,000 to align with the Frenchs Forest precinct planning.	Council
Frenchs Forest	*Towards 2040* maps, figures and text updated to change reference from 'Frenchs Forest Planned Precinct' to the 'Frenchs Forest strategic centre'. The term 'planned precinct' is only applicable when referring to Phase One.	Council
Vision	Vision updated to delete the term 'coverage' when discussing tree canopy, delete the repeated sentence relating to 'the healthy and active community' and re-order paragraphs for improved legibility.	Council
Priority title amendments	Figure 19 amended to show three amended priority titles (P8, P14, P21).	Council
Updated studies	Figure 21 amended to reference Council's Community Participation Plan and *Protect. Create. Live.* - Environment and Climate Change Strategy 2040. The Arts and Creativity Strategy was updated from draft to Connected through Creativity 2029.	Council
Strategies	References to '*Move*' Transport Strategy and '*Protect.Create.Live'* Environment and Climate Change Strategy have been expanded for improved legibility.	GSC
Managing growth and change	Managing growth and change principles were amended to better align wording with the *District Plan* and the wording in relevant priorities.	GSC
Managing growth and change	Managing growth and change text amended to acknowledge that changes to Council's planning controls will be required to deliver the new LEP and implement the local housing strategy. Text was amended to clarify that planning proposals that seek to deliver housing above that required and identified in the local housing strategy will have challenges in demonstrating strategic merit.	GSC
Housing and growth statistics	Managing growth and change text amended to clarify that reference to 'housing target' means 'implied dwelling requirement'. A glossary definition was added for implied dwelling requirement.	GSC
Priority 1	**-Healthy and valued coast and waterways**	
WSUD	P1 text amended to clarify that water sensitive urban design (WSUD) will include greater permeability for public and private domain.	EPA
Intertidal protection areas	P1, Figure 23 amended to update the number of intertidal protected areas from 5 to 4, to align with the final Protect. Create. Live. These are: Bungan Head, Mona Vale Headland, Dee Why Headland, Shelly Beach Headland.	Council
Risk based framework	P1, Map 2 and Figure 26 amended to replace the High Environmental Value (HEV) layer based on updated data, include HEV in Pittwater and exclude HEV in ocean off Manly Beach. The Map 2 legend was also updated to clarify the need maintain or improve existing condition for the river flow objectives as all of these objectives have been met.	Council
MRA extent	P1, Map 2 and Figure 26 amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Integrated water cycle management	P1, Figure 26 amended to clarify the hydrological / blue grid for waterways includes groundwater aquifers (not included in the map) and change 'stormwater infrastructure' to 'water infrastructure' (for example, stormwater, potable water, grey water recycling systems) in recognition of integrated water cycle management.	Council
Risk based framework	P1 principle added to ensure development maintains or restores the community's uses and values of waterways, to align with the Risk-based framework.	EPA

Topic	Amendment description	Source
Integrated water cycle management	P1 principle amended to reference integrating integrated water cycle management along with water sensitive urban design measures into the built form.	EPA
Groundwater	P1 principle amended to reference groundwater aquifers.	Council
Water infrastructure	P1 principle to shape decisions for future water infrastructure around the implications of climate change deleted and replaced with new principle in P8 that all infrastructure must consider the impacts of climate change, including the need for shade.	Cancer Institute NSW
Partnership	A1.3, A1.4, A1.9 amended to add Sydney Water as a partner.	Sydney Water
Partnership	A1.3 amended to add DPI Fisheries as a partner.	DPI Fisheries
Integrated water cycle management	A1.3 amended to ensure that integrated water cycle management identified in Figure 25 is considered in the new LEP and DCP controls. This will include water sensitive urban design and stormwater reuse, such as dual plumbing.	EPA, Sydney Water
Coastal management programs	A1.3 amended to ensure that coastal management programs (identified in A1.6) are addressed in new LEP and DCP controls.	Sydney Water
Recreation and coast	A1.4 amended to refer to preparing an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to the coast, in addition to waterways.	DPIE – Development and Transactions, Community
Partnership	A1.4 and A1.9 amended to add Office of Sport as a partner.	Office of Sport
Aquatic Reserves	A1.9d expanded to identify better management of existing aquatic reserves and marine estates in addition to the identification of aquatic reserves in local green grid projects. DPI Fisheries was added as a partner for this action.	DPI Fisheries, Community
Recreation	A1.9e added to investigate opportunities for non-motorised water sports launching, storage and utilisation in local green grid projects.	Office of Sport
Surfing reserve	A1.10 added to work with relevant stakeholders to promote community stewardship for Manly-Freshwater World Surfing Reserve, with SLSC as a partner.	Community
Water supply	A1.11* added to acknowledge the collaborative work between Sydney Water and Council to develop the Eastern Sydney Regional Master Plan to address: resilience in the Northern Beaches water supply, requirements for new and upgraded infrastructure, wet weather overflows in priority catchments, outflows from Warriewood and North Head Wastewater Treatment Plants, opportunities for recycled water, and environmental assessment processes and outcomes. Sydney Water was added as a partner for this action.	Sydney Water, EPA, Community
Priority 2	**Protected and enhanced bushland and biodiversity**	
Amendments	P2, Figure 27 amended to fix error relating to area of bushland under Council management (1,700 ha not 17ha); update reference from 'Endangered Ecological Communities' to 'Threatened Ecological Communities' and change the koala icon to a penguin in recognition of the local extinction of the koala from the Barrenjoey Peninsula as recognised in the text.	Community
Critical habitat	P2, Map 3 amended to include the Little Penguin Area of Outstanding Biodiversity Value (formerly Critical Habitat) and photos updated to reference the Eastern Suburbs Banksia Scrub as 'Critically Endangered'.	GSC
MRA extent	P2, Map 3 amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC

Topic	Amendment description	Source
Core area	P2 principle amended to reference retaining native vegetation in core areas (in addition to wildlife corridors) to align with principle from managing growth and change.	Council
Recreation	P2 principle added to protect and enhance sustainable recreation in bushland reserves and natural areas without compromising the integrity of environmentally sensitive areas.	Community
SEPP exemptions	A2.2 amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy and align with actions 4.4, 15.3, 16.5, 28.2. DPIE was added as a partner.	GSC
Incentives	A2.5 amended to include reference to urban tree canopy so that it now reads that Council will investigate options for funding, acquisition and reservation of urban tree canopy in addition to bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property.	Community
Recreation	A2.8* added to prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to bushland where appropriate. Ku-ring-gai, Hornsby, Central Coast councils; MLALC, NPWS; NSW Department of Industry (Crown Lands) listed as partners.	Community
Clearing	A2.9* added to address unauthorised removal of tree canopy or native vegetation, such as through ongoing monitoring and reporting, planning controls in the LEP and DCP, increased enforcement and compliance and education programs.	Community
Invasive species	A2.10* added to address compliance and management of invasive species including weeds and pests.	Community
Priority 3	**Protected scenic and cultural landscapes**	
Key landscapes	P3 text amended to reference the 'ocean' and 'harbour' as scenic and cultural landscapes that define the character of an area.	Community
Key landscapes	P3 principle added to protect the natural landscape, including landforms, rock outcrops and remnant bushland.	Community
Key landscapes	P3 principle added to avoid new development on ridgelines or in places that will disrupt the skyline.	Community
Key landscapes	A3.2 amended to reference the need for LEP and DCP controls to address significant ridgelines and skylines when considering scenic and cultural landscapes.	Community
Coast Walk	P3, Map 4 amended to fix error and realign the coast walk behind Dee Why Lagoon. Manly to Bondi walk was also added to this map.	Community
Key landscapes	P3, Map 4 amended to show the view corridor at the former Manly Hospital site.	DPIE – Development and Transactions
MRA extent	P3, Map 4 amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Priority 4	**Protected Metropolitan Rural Area**	
MRA definition	P4 text amended to better describe the definition of the Metropolitan Rural Area, explaining it is a similar concept to the former Sydney 'Green Belt' and is also referred to as the peri-urban, non-urban, rural or urban fringe.	Community
MRA definition	P4 text amended to remove reference to 'rural' when describing land that includes rural and lifestyle properties to ensure no misunderstanding that the MRA translates directly into rural zones.	Community
MRA extent	P4 text amended to describe the future MRA investigation area as: including parts of Oxford Falls (south), Cromer Heights (west) and Belrose North; sharing traits and characteristics of the Greater Sydney Region Plan MRA; Council's aim to work with the Greater Sydney Commission for inclusion in the MRA and using the precautionary principle to apply the principles and actions in this P4 until review is complete.	GSC

Topic	Amendment description	Source
MRA extent	P4, Map 5 amended to reflect the extent of the MRA as represented in the Greater Sydney Region Plan and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'. This change has been made to maps, text and figures throughout *Towards 2040*.	GSC
MRA extent	P4, Figures 30* and 31* amended to show Ingleside in the illustrated map and fix the MRA boundary alignment (Figure 30*) and updated areas by hectare for the MRA compared with the LGA and the different areas by hectare for the future MRA investigation area (Figure 31*).	GSC
Constraints/ bushfire	P4 text amended to describe the large extent of the MRA identified as bushfire prone land as outlined in Figure 31*.	Community
Deferred lands	P4 text box referring to 'deferred lands' amended to remove reference to the Oxford Falls Valley and Belrose North Strategic Review.	Community
Biodiversity offsets/ private land	P4 principle amended to clarify support for biodiversity offsets and stewardship agreements refers to the establishment of sites for these purposes within the MRA.	Community
MRA extent	P4 principle amended to clarify that urban intensification and subdivision is to be avoided in the MRA and the future MRA investigation area, reflecting Council's commitment to applying a precautionary approach.	Community
Biodiversity offsets/ private land	P4 principle added to encourage the spread of indigenous vegetation and tree canopy to align with objectives within the locality statements for the deferred lands.	Community
Constraints/ Bushfire	P4 principle added to ensure development is not intensified in areas where there is unacceptable risk to human life and property from hazards such as bushfire, to reiterate existing principles in P8.	Community
MRA extent	A4.1, A4.2, A4.4 amended to clarify they apply to the future MRA investigation area, reflecting Council's commitment to applying a precautionary approach.	Community
Deferred lands	A4.2 amended to clarify the LEP and DCP controls will not specifically be informed by recommendations from the Oxford Falls Valley and Belrose North Strategic Review.	Community
Future zoning	A4.2 amended to clarify the LEP and DCP controls will also be informed by environmental hazards and constraints and local character studies.	Community
Efficiency	P4 text and A4.3 amended to clarify that investigations into energy, water and sewerage infrastructure improvements for unconnected areas will be reliant on sustainable solutions and alternatives.	Community
SEPP exemptions	A4.4 amended to clarify State policies include those for boarding houses and medium density housing as well as seniors housing to align with A15.3.	Community
SEPP exemptions	A4.4 amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy and align with actions 2.2, 15.3, 16.5, 28.2.	GSC
Partnership	A4.5 amended to outline that Council intends to work with Outdoors NSW on the open space and recreation strategy, to identify opportunities for recreation, with the Office of Sport added as a partner.	Office of Sport
MRA extent	A4.6* added to work with the GSC and DPIE to investigate potential for inclusion of the 'future MRA investigation area', including Belrose (north), Oxford Falls (south) and Cromer Heights (west) in the MRA.	GSC

Topic	Amendment description	Source
MLALC	A4.7* added to align with A13.3 to work with the MLALC to better understand constraints as well as feasible and appropriate land use opportunities on land owned by the MLALC. DPIE, MLALC and NSWALC were identified as partners.	GSC, MLALC
Priority 5	**Greener urban environments**	
UV radiation	P5 text added to identify UV radiation as a natural hazard, the high incidence of melanoma in the LGA and acknowledge that well-designed and correctly positioned shade from natural vegetation and built structures can reduce UV radiation.	Cancer Institute NSW, Community
Urban heat	P5, Figure 32* amended to clarify improved building design is also a measure to address urban heat as described in the text.	Community
UV radiation	P5, Figure 32* amended to identify protection from UV radiation, comfort in hot weather and shelter as additional benefits of tree canopy.	Cancer Institute NSW, Community
Canopy coverage	P5 text added to identify an overall coverage of 39% (*Pulse of Greater Sydney*) and that tree canopy varies significantly across the LGA, with low levels of urban tree canopy coverage in areas such as Queenscliff.	GSC, Community
Canopy targets	P5 text added to reference Council's work in establishing tree canopy targets using 2019 LiDAR data, considering land ownership and existing tree canopy levels and need for other measures to address urban heat in areas constrained by infrastructure.	Community
Green Grid	P5 text was revised to clarify that any expansion or change in intensity to recreational access for Dee Why Lagoon will require further assessment and community consultation, particularly given its status as a wildlife refuge. This replaced the statement that Council would not support recreational access to Dee Why Lagoon.	GSC
Canopy targets	P5, Figure 33* added showing the Government Architects NSW's proposed tree canopy benchmarks, which will be used to inform LGA-specific tree canopy and green cover targets in accordance with A5.2.	GSC, Community
Canopy coverage	P5, Map 6* added to show the existing urban tree canopy coverage (%) of each suburb in the LGA using 2019 LiDAR data analysis of Northern Beaches.	GSC, Community
Habitat	P5 principle amended to address the importance of tree canopy for wildlife corridors and habitat in addition to connecting to the local green grid.	Community
Urban heat	P5 principle amended to reference the importance of infrastructure design in addition to building design when reducing exposure to urban heat.	Community
UV radiation	P5 principle amended to address the need to reduce UV radiation (in addition to UHI effect) by increasing tree canopy.	Cancer Institute NSW, Community
Tree canopy principles	P5 principles amended to better align with wording from the Government Architect's draft Urban Tree Canopy Guide, changing the principle to 'retain mature trees and use innovative measures to do so' to 'protect, maintain and enhance the existing urban tree canopy, including mature trees'; changing the principle relating to tree diversity to 'provide a diverse range of species of varying families and genera'; and changing the principle from 'incorporate other forms of green cover where space for trees is limited' to 'Integrate the design of green, blue and grey infrastructure in support of the urban tree canopy'.	Council
Tree species	P5 principle amended to prioritise the use of local native species into landscaping projects.	Community
Tree protection	A5.1 amended to remove reference to 'iconic' trees to clarify the Urban Tree Canopy Plan will include protection of all trees.	Community
UV radiation	A5.2 amended to address tree canopy targets that respond to areas with high levels of UV radiation (in addition to UHI effect). Cancer Institute NSW included as a partner.	Cancer Institute NSW, Community
UV radiation	A5.3* was amended to ensure design guidelines and LEP and DCP address UV radiation (in addition to tree canopy and UHI effect). It was noted that UV radiation may be addressed by well-designed built and natural shade. Cancer Institute NSW was added as a partner.	Cancer Institute NSW, Community

Topic	Amendment description	Source
Green Grid	A5.4* was amended to include Office of Sport and Sydney Water as partners.	Council, Sydney Water
Priority 6	**High quality open space for recreation**	
Access	P6 text was amended to note that although the Northern Beaches has a high proportion of homes within a 400m walk to open space (78%), there are areas which may be considered to have poor access to open space, with several suburbs mentioned.	GSC
Audit	P6 text amended to describe the amount of Council owned or managed open space and availability of private open space (e.g. courts and golf courses). The description of open space categories was also amended.	Council
Audit	P6 text, Map 8* and Figure 34 amended to describe new open space categories from the preliminary open space audit, including private open space (e.g. courts and golf courses).	GSC, Council, Community
Audit	P6, Map 8* amended to identify school fields that may provide future shared use opportunities.	GSC, Community
MRA extent	P6, Map 8* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Access	P6, Maps 9* and 10* added that show access to open space from urban residential areas based on 400m and 200m buffers. This differs from the pedshed data referenced in the Greater Sydney Commissions' *Pulse of Greater Sydney 2019*, based on the Public Open Space Audit 2016. A glossary definition for 'ped shed' was also added.	GSC, NSLHD
Supply	P6 text amended to fix error and identify current shortfall of open space as 41 hectares.	Council
Access	P6 principle amended to clarify that Council must ensure new residential development is located within 400m of open space and high density areas within 200m of open space, rather than locate new development within these benchmarks.	Community
Supply	P6 principle added to ensure no net loss of public open space.	Community
Partnership	Office of Sport, DPIE and Sydney Water added as partners for A6.1.	Office of Sport, Sydney Water
Environmental impacts	A6.2 amended to clarify that the use of environmental protection zones will be used to manage conflicts between recreation impacts on the environment, rather than creating conflicts.	Community
Innovative solutions	A6.2 amended to clarify the requirement for LEP and DCP controls to improve provision of open space and recreation (for example, innovative sports facilities inclusion in new developments).	Office of Sport
Partnership	Office of Sport and independent schools added as partners for A6.3*.	Council Office of Sport
Priority 7	**A low-carbon community with high energy, water and waste efficiency**	
Energy, water and waste commitments	P7, Figure 36* added to reference *Protect. Create. Live.* resource commitments for both Council and the community with respect to use of renewable energy, carbon emissions, diversion of waste from landfill, construction waste, reduction in drinking water use, reducing the rate of waste generation per person, reducing single use plastics and net zero emissions.	GSC, EPA, Sydney Water, Community
Circular economy	P7, Figure 39* amended to include 'facilitate circular economy outcomes' as an LGA-wide efficiency action.	EPA
Demand management	P7, Figure 39* amended to identify 'demand management initiatives' as an LGA wide opportunity for improved efficiency.	TfNSW
Sustainable development	P7, Figure 39* amended to clarify Council is seeking sustainability certification for new developments, not just buildings as described in A7.3.	Community

Topic	Amendment description	Source
MRA Infrastructure	P7, Figure 39* amended to clarify that Council is seeking sustainable solutions for energy, water and sewerage infrastructure, not simply improvements for unconnected areas as clarified in A4.3.	Community
Circular economy	P7 text added to identify opportunities to transition to a circular economy through waste efficiency.	EPA, GSC
Circular economy	P7 text added to text box to reference Kimbriki Resource and Recovery Centre and its sustainable living education and buy back scheme. Note: further changes to text box relate to presentation purposes (text referencing solar was deleted as it is now included in the new Figure 36*).	EPA, GSC
Circular economy	P7 principle amended from 'Reduce the volume of waste and waste transport requirements' to two principles: 'Reduce the volume of waste to landfill and waste transport requirements' and 'Maximise re-use and recycling to support a circular economy'.	EPA, GSC
Water supply	P7 principle added to increase alternative water supplies to decrease dependency on distributed potable water.	Community
Circular economy	A7.2 amended to identify opportunities for circular economy outcomes in the environment study, employment study and local housing strategy, with timing updated to ongoing.	EPA, GSC
Renewable energy	A7.2 amended to identify opportunities for renewable energy projects in the LGA, in the environment study, employment study and local housing strategy, with timing updated to ongoing.	DPIE – Development and Transactions, Community
Sustainable development	A7.3 amended to clarify the types of independent sustainability certification required for strategic centres, employment hubs and areas subject to urban intensification to add reference to Passive House in addition to the Green Star rating tool with a threshold to be developed. Reference to NABERS has been removed as it is now part of the National Construction Code with major changes being mandated in June 2020. The term 'buildings' has been changed to 'developments' to ensure this covers fit-outs and infrastructure.	Community
Light pollution	A7.6 moved to P8 (now A8.11*), as the action to investigate Australia's first Urban Night Sky Place in Palm Beach more addresses light pollution than energy efficiency (although it is relevant to both).	Community
Priority 8	**Greater community resilience to natural hazards and climate change**	
Urban hazards	P8 priority heading amended to 'Adapted to the impacts of natural and urban hazards and climate change' to clarify this Priority addresses both natural and urban hazards. P8 text also amended to clarify that it addresses urban hazards.	GSC, Community
Climate emergency	P8 text added to reference the Northern Beaches Council resolution to declare a state of Climate Emergency on 27 August 2019.	Community
Resilience	P8 text amended to reference NSW Office of Emergency Management as a partner for the 'Get Ready Northern Beaches' listed as an existing project.	Community
Urban hazards	P8 text added referencing implementation of NSW Wood Smoke Reduction Program. Note: further changes to text box relate to presentation purposes.	EPA, Community
Urban hazards	P8 text amended to ensure it references both natural and urban hazards, describe urban hazards in the LGA (including water, air and noise pollution and soil and groundwater contamination) and describe Council's work to minimise the generation of water, air and noise pollution and soil and groundwater contamination and its discharge into the environment.	EPA, GSC, Community
Natural hazards	P8, Map 11* amended to show more detailed flood prone mapping and bushfire prone land mapping.	Community
Urban hazards	P8, Map 11* amended to show wastewater in close proximity to waterways and coast and employment lands with risk of stormwater contamination.	EPA, GSC, Community

Topic	Amendment description	Source
MRA extent	P8, Map 11* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
UV radiation	P8 principle amended to reference the need to mitigate 'UV radiation' in addition to UHI effect and extreme heat.	Cancer Institute NSW
Bushfire	P8 principle amended to mention the need to avoid 'inappropriate development' in addition to intensification of development and incompatible land uses in areas exposed to natural and urban hazards to align with *Planning for Bush Fire Protection* (PBP).	NSW RFS
Bushfire	P8 principle added to avoid developments in high risk areas that rely on performance-based solutions, are difficult to evacuate or would be occupied by at-risk members of the community (including schools, hospitals and nursing homes) in response to Special Fire Protection Purpose Developments (S6 PBP 2019) and *Planning for Bush Fire Protection* (PBP).	NSW RFS
Coastal hazards	P8 principle added with respect to managing risks associated with sea-level rise for coastlines and beach landscapes.	GSC, Community
Urban hazards	P8 principle added to minimise water, air and noise pollution, soil and groundwater contamination and its discharge into the environment.	EPA, GSC, Community
Urban hazards	P8 principle added to minimise adverse impacts from development in environmentally sensitive areas.	GSC, Community
Bushfire	A8.1 amended to outline proposed bushfire studies to inform the new LEP including completion of the Bush Fire Prone Land Map and plans to undertake a Strategic Bushfire Risk Assessment in accordance with Planning for Bush Fire Protection (PBP). NSW RFS was added as a partner.	NSW RFS, Community
Bushfire	A8.2 amended to include reference to bushfire prone areas and the need to limit intensification of development for both risk minimisation and environmental protection. Reference to the environment study and housing strategy has been removed as this will be addressed in a number of other studies including those in A8.1.	NSW RFS
Natural hazards	A8.3 amended to add reference to flood mapping when discussing constraints mapping that will influence LEP and DCP controls to restrict development in high-risk hazard areas.	Community
Partnerships	NSW RFS and DPIE added as a partner to A8.3 for the development of constraints mapping and LEP and DCP controls	NSW RFS
Resilience	A8.4 amended to clarify the natural hazards and resilience framework will address chronic stresses and acute shocks including but not limited to sea-level rise, natural hazards and climate-related risks across the Northern Beaches.	Community
Climate change adaptation and UV radiation	A8.6 amended to add DPIE, Resilient Sydney, Office of Emergency Management and Cancer Institute NSW as partners for the climate change action plan and climate change adaptation plan.	GSC, Cancer Institute NSW
Urban hazards	A8.8* added to develop Council policy and LEP and DCP controls to ensure best practice environmental management of stormwater, air, noise and light pollution, and soil and groundwater contamination to minimise hazards and pollution, for example by managing wood heaters, asbestos, animals, smoking, and construction management including dewatering. EPA added as partner.	EPA, GSC, Community
Urban hazards	A8.9* added to investigate the establishment of a baseline and ongoing monitoring for specific water, noise and air pollution sources, including metal and hydrocarbons in recreational waterways and vector borne illness (i.e. mosquitoes). EPA added as partner.	EPA, GSC, Community
Urban hazards	A8.10* added to investigate mechanisms to minimise the incidence of illegal dumping and land clearing using advanced technologies, increased enforcement and compliance and/or education programs. EPA added as partner.	EPA, GSC, Community

Topic	Amendment description	Source
Light pollution	A8.11* added (moved from A7.6), as the action to investigate Australia's first Urban Night Sky Place in Palm Beach more addresses light pollution than energy efficiency (although it is relevant to both)	Council, Community
Priority 9	**Infrastructure delivered with employment and housing growth**	
Infrastructure delivery LUIIP	P9 text amended to change reference from 'growth infrastructure compacts' to 'place based infrastructure compacts' to reflect NSW Government changes to term. Glossary amended.	Community
Arts and creative	P9, Map 12* amended to reference opportunity for arts and cultural activity as well as community services in shared use of private facilities through public-private partnerships.	Create NSW
Shared use	P9, Map 12* amended to show Council's MOU with Narrabeen High in addition to the existing reference to shared and joint use of government-owned property, including schools and sport fields, with DOE and independent schools listed as partners. Office or Sport added as partner for school and education collaboration projects.	GSC, Community
Libraries	P9, Map 12* amended to show Mona Vale and Glen Street libraries and reference State Library and ALIA as partners in arts, heritage, culture and innovation.	State Library
Transport	P9, Map 9 key amended to change reference to the two east-west transport connections, and principal bike network (not regional) to align with *Future Transport 2056*.	TfNSW, GSC
MRA extent	P9, Map 12* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Partnerships	P9, Map 12* amended to add Office of Sport and Sydney Water as a collaboration partner, which includes the Greater Sydney Green Grid.	Sydney Water
Shared use	P9 principle amended to foster shared use of private and public facilities in addition to public-private partnerships.	Office of Sports, Create NSW
Circular economy	P9 principle amended to ensure new and upgraded infrastructure contributes to the circular economy and considers whole of life cycle costs in addition to being efficient and flexible to adapt to long-term needs.	EPA, GSC, Community
Infrastructure	P9 principle amended to clarify infrastructure assessment must address social and transport infrastructure. This aligns with the existing principle in the managing growth and change section.	Council
Arts and creative	P9 principle added to incorporate public art projects into infrastructure upgrades.	Create NSW, Community
UV radiation and climate change	P9 principle added to ensure infrastructure upgrades address impacts from climate change, including exposure to UV radiation and urban heat, sea-level rise and increased incidence of bushfire, flooding and storm surges.	Cancer Institute NSW, GSC, Community
Waste infrastructure	P9 principle added to protect existing waste infrastructure land and activities including waste transfer stations and resource recovery facilities.	EPA, GSC
Infrastructure delivery LUIIP	A9.1 amended to include TfNSW as a partner in establishing a land use infrastructure plan.	TfNSW
Transport	A9.2 amended to reference transport infrastructure when developing LEP and DCP controls that safeguard infrastructure, with TfNSW added as a partner.	TfNSW
Waste infrastructure	A9.2 amended to reference waste and other infrastructure when developing LEP and DCP controls to safeguard infrastructure.	EPA, GSC

Topic	Amendment description	Source
Community engagement	A9.5 deleted as it referred to the preparation of a Community Participation Plan which is now complete (now referred to in Figure 21 and implementation section).	Community
Partnership	A9.5* and 9.6* amended to change terminology from 'lobby' to 'work with' when referring to actions relating improving funding arrangements under contribution plans.	GSC
Funding	A9.5* amended which refers to working with the NSW Government to increase the range of essential infrastructure to be provided for under Section 7.11 of the EP&A Act (A9.6). It has been amended to include reference to sustainable and green infrastructure.	TfNSW, EPA Cancer Institute NSW
Priority 10	**World-class education facilities, including a university**	
North Head	P10 text amended to clarify that future opportunities include all forms of tertiary education and new models for learning, such as satellite campuses, shared communal learning spaces, online learning; flexible teaching facilities and partnerships.	DPIE – Development and Transactions, Community
Tertiary education	P10 text and principle amended to also include tertiary education opportunities (in addition to a university).	NSLHD, Community
Education	P10 principle expanded to address the availability of local education opportunities and the use of libraries to support individual and group study.	State Library
Tertiary education	A10.1 amended to include reference to investigate partnerships. It was also expanded to reference tertiary education, in addition to a university when investigating opportunities in strategic centres. Department of Education listed as a partner (error fixed).	NSLHD, Community
Partnership	A10.2 amended to add Office of Sport as a partner to respond to expected increase in school students in collaboration with providers and increase shared and joint use projects.	Office of Sport
Priority 11	**Community facilities and services that meet changing community needs**	
Children's services	P11, Figure 43* updated to reference 15 children's services (rather than 9).	Community
Shared use	P11 text amended to reference shared use of private and public facilities for arts and cultural activities and community uses (replacing the specific reference to schools sports fields for community uses).	Create NSW
Social infrastructure	P11, Figure 44* amended to include legend showing types of social infrastructure.	Community
Social infrastructure	P11 text added to acknowledge the many organisations and businesses that offer a range of social, lifestyle and community functions to local residents including private or not-for-profit organisations such as cafes, sports clubs and other registered clubs.	Community
MRA extent	P1, Maps 13* and 14* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Coast walk	P11, Map 14* updated to add coast walk and Bondi to Manly walk and to turn off tracks and trails layer.	Community
Arts and creative	P11 principle amended to identify arts and cultural activity and education as shared use opportunities (in addition to shared use for community uses).	Create NSW, State Library
Partnership	A11.5 amended to include the State Library as a partner.	State Library
Social infrastructure	A11.1 amended to include reference to the library strategy that Council is preparing. SL and ALIA were added as partners.	State Library

Topic	Amendment description	Source
Partnership	A11.1, A11.3, A11.5, A11.6, A11.7 and A11.8 amended to add the Office of Sport as a partner.	Office of Sport
Partnership	A11.5 amended to add independent schools as a partner.	State Library
Priority 12	**An inclusive, healthy, safe and socially connected community**	
Cafes	P12 text added to reference cafes as an activity element for streets, places and neighbourhoods	Community
Cemeteries	P12 text added to outline the need to plan for interment provision in the LGA. A glossary definition was added for interment.	Community, Cemeteries and Crematoria NSW
Food production	P12 principle encouraging fresh food production amended, by also including reference to include reference to healthy fresh food in shops.	NSLHD
Cemeteries	P12 principle added to support the provision of local, sustainable, affordable, innovative and culturally appropriate interment services.	Community, Cemeteries and Crematoria NSW
Recreation	A12.1 amended to add reference to active communities.	Office of Sport
Partnerships	A12.2, A12.3* and A12.4* amended to add Office of Sport as a partner.	Office of Sport
Community participation	A12.3 deleted as it referred to the preparation of a Community Participation Plan which is now complete (referred to in Figure 21 and implementation section).	Community
Recreation	A12.3* amended to include reference to green, active recreation and/or sports facilities on rooftops.	Office of Sport
Social	A12.3* updated to include reference to Council's children's services strategy.	Community
Partnerships	A12.6* amended to add NSLHD as a partner.	NSLHD
State Library	A12.9* was added to acknowledge the important role of libraries for inclusive, health, safe and socially connected communities. ALIA and SL were added as partners.	State Library
Cemeteries	A12.10* added to investigate mechanisms to address the shortfall in cemeteries, including innovative solutions, earmarking land for more cemetery space and options for Council to acquire further land to expand existing interment services. Cemeteries and Crematoria NSW was added as a partner.	GSC, Community, Cemeteries and Crematoria NSW
Priority 13	**Strong engagement and cooperation with Aboriginal communities**	
Reconciliation	P13 text box updated to clarify that Northern Beaches Council supports reconciliation with Aboriginal and Torres Strait Islander communities, not just with Councils of the North District, to better reflect A13.5 which includes the investigation of supporting a national treaty between Aboriginal and Torres Strait Islander people and all levels of government.	Council
Aboriginal heritage	P13 text amended to reflect updated data on heritage items being four Aboriginal Places and 1,060 Recorded Aboriginal Sites.	Heritage DPC
MLALC	A13.1 amended to add MLALC as a partner to the development of LEP and DCP controls that protect Aboriginal heritage and areas of cultural significance including the Government Architect NSW's Ochre Grid (once finalised).	Community
MLALC	A13.3 amended to reference feasible and appropriate land use opportunities when working with MLALC to implement initiatives in their community land and business plan.	Community
Community participation plan	A13.4 amended to clarify Council will now implement the Community Participation Plan following its adoption on 26 November 2019.	Council

Topic	Amendment description	Source
MLALC	A13.5 amended to clarify that Council will work in collaboration with Aboriginal and Torres Strait Islander people when investigating mechanisms to better connect with these communities. Partner clarified as North District councils.	Community
Priority 14	**An artistic, creative and innovative culture**	
Arts and Creativity Strategy	P14 title amended from 'An artistic, creative and innovative culture' to 'A community enriched through the arts and connected through creativity'.	Council
Arts and Creativity Strategy	P14 text updated to better reflect Council's adopted Arts and Creativity Strategy.	Council
Science and creativity	P14 text updated to acknowledge the role of arts and creativity skillsets for their importance in supporting problem solving and creative solutions and the updated acronym STEAM (Science, Technology, Engineering, Arts and Mathematics).	Community
Arts and Creativity Strategy	P4, Figure 47* updated to include graphic from Council's Arts and Creativity Strategy 'How we got creative over the last 12 months'.	Council
Arts and Creativity Strategy	P14, Map 15* amended and replaced with a more detailed map from the Arts and Creative Strategy.	Create NSW, Council
Arts and Creativity Strategy	P14 principle amended to better reflect Council's adopted Arts and Creativity Strategy and include consideration of inclusive places and spaces, community wellbeing, innovation and industry growth.	Create NSW
Arts and Creativity Strategy	P14 principle amended to better reflect Council's adopted Arts and Creativity Strategy and include consideration of shared use of private facilities (in addition to public facilities) and reference to evening activities.	Create NSW
Arts and Creativity Strategy	P14 principle amended to better reflect Council's adopted Arts and Creativity Strategy and include consideration of design excellence and artistic expression in the public domain to strengthen connection to place.	Create NSW
Arts and Creativity Strategy	P14 principle added to broaden the scope of art in public places to include temporary works, sensory experiences, immersive events and artwork on hoardings for long-term developments.	Council
Aboriginal	P14 principle added to support Aboriginal led creative workshops, education and exhibitions and implement art in significant locations.	Council, Create NSW
Arts and Creativity Strategy	A14.1 updated to reference implementation of Council's Community Centres Strategy along with the Arts and Creativity Strategy, Collection Management Policy and Public Art Policy.	Council
Arts and Creativity Strategy	A14.2 updated to remove reference to the use of vacant tenancies for arts, cultural and creative industries.	Council
Arts and Creativity Strategy	A14.3 updated to clarify opportunities for shared use includes private and public facilities such as schools, hospitals, libraries, galleries and theatres or community centres for creative uses and/or exhibition spaces.	Council, Create NSW
Arts and Creativity Strategy	A14.6 updated to clarify the new arts centre in Mona Vale will be a contemporary arts and creativity centre.	Council
Arts and Creativity Strategy	A14.7 updated to clarify Council's intent for the Avalon facility to include artist studios and workshop space at Avalon Golf Course.	Council, Community
Arts and creativity in place making	A14.8 updated to ensure arts and creativity in place making is also considered in the public domain guidelines, destination management plan and night time economy strategy.	Create NSW
Priority 15	**Housing supply, choice and affordability in the right locations**	

Topic	Amendment description	Source
Housing and growth statistics	P15 text and Figure 48* amended to change the additional housing demand from 11,200 to 11,747 (resulting in a gap of 962 replacing 480). Text also amended to clarify that this equates to 652 dwellings/year (not 620 dwellings/year).	Council
Housing and growth statistics	P15 text added to note the discrepancy between DPIE and Council's estimated future dwelling demand figures due to different household size projections and the further work required to determine dwelling targets in Council's local housing strategy.	GSC
Housing and growth statistics	P15 text amended to clarify that the 11,747 'demand' figure referred to throughout Towards 2040, is an 'implied dwelling requirement'. A glossary definition for 'implied dwelling requirement' was added.	GSC
Feasibility	P15 text amended to clarify the local housing strategy will consider feasibility. Note: Map 17* already refers to 'feasible housing capacity under current controls'.	GSC
Feasibility	P15 text was amended to clarify that the existing capacity under current planning controls (for 6,400 new dwellings) is 'feasible' capacity which is further broken down by location in Map 17* and by type in Figure 50*.	GSC
Medium density	P15 text amended to change the term 'Medium Density Housing Code' to 'Low Rise Medium Density Housing Code' for clarification, and update the date for the commencement of this code from the 31 October 2019 to the 1 July 2020. Reference to Council's request for an extension to the deferral of this code has been updated to explain that Council is considering alternatives to the Code in the preparation of its local housing strategy, including greater opportunities for small lot housing and dual occupancy housing close to existing centres.	Community
Active travel	P15 text added to include a new point to highlight that we must plan for 'urban form that supports and encourages walking and cycling'.	TfNSW
Frenchs Forest	P15 text amended to identify that future stages of development at Frenchs Forest, beyond Phase One, will depend on longer-term transport options such as the Beaches Link Tunnel and BRT from Brookvale-Dee Why to Chatswood. P23 was also amended to this effect.	TfNSW
MRA	P15 text amended to include reference to future MRA investigation area.	GSC
Housing and growth statistics	P15, Figure 48* amended to note the demand and supply figures do not include granny flats.	GSC
Housing types	P15, Figure 49* added to illustrate the number of dwellings per development type constructed since 2016 (granny flats, seniors living units and boarding house rooms).	GSC
Housing	P15 principles (two principles) were amended so that the wording better aligns with the managing growth and change principles.	Council
MRA extent	P15, Maps 16*, 17* and 18* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Land use conflicts	A15.2 amended to ensure the new LEP and DCP controls for housing address land use conflict to minimise impacts.	EPA
SEPP exemptions	A15.3 amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy and align with actions 2.2, 4.4, 16.5, 28.2.	GSC, Community
Priority 16	**Access to quality social and affordable housing**	
Affordable housing	P16 text added to clarify definition of low income households (falling into approximately the bottom 20% of equivalised incomes across Australia or under $500 per week in 2016) and identify the number of residents that fell into this category in 2016.	Community
Affordable housing	P16 text amended to clarify that more diverse and affordable rental and social housing options will help very low to moderate income households as well as key workers.	Community

Topic	Amendment description	Source
Affordable housing	P16 text amended to include reference to the Region Plan 5-10% affordable rental housing target, subject to viability. The text clarifies that the 10% affordable housing target (with higher rates where feasible) is a Council initiative from the endorsed Affordable Housing Policy.	GSC
SEPP exemptions	A16.5 amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy and align with actions 2.2, 4.4, 15.3, 28.2.	GSC
Affordable housing	A16.5 amended to ensure social and affordable housing caters for very low to moderate income earners.	Community
Priority 17	**Centres and neighbourhoods designed to reflect local character and lifestyle**	
Heritage	P17 principle added to acknowledge the importance of heritage and culture in local character and place.	Heritage DPC, Community
Design excellence	P17 principle amended to reference design excellence when renewing great places to align with the intent to prepare LEP and DCP controls that incorporate design excellence (A17.1) and establish a design excellence review panel (A17.4).	Council
Public domain	A17.1 amended to update reference to Council's public domain guidelines as an 'urban design framework and guidelines for public spaces'.	Community
Built form	A17.1 amended to clarify that Council will review built form and landscape controls to ensure good design as part of the new LEP and DCP.	Community
Priority 18	**Protected, conserved and celebrated heritage**	
Heritage	P18 text amended to reflect updated data on State Heritage items from 15 to 16.	Heritage DPC
Heritage	A18.3 was amended to remove reference to the Heritage Near Me program and instead refer to the need to educate the community on the heritage, history and culture of the local area and maximise opportunities for learning experiences around heritage. The timing of the action was updated to ongoing.	Heritage DPC
Priority 19	**Frequent and efficient regional public transport connections**	
Future Transport 2056	P19 text amended to clarify that the regional transport initiatives listed are founded on a local vision, with terminology adjusted to better align with *Future Transport 2056*.	GSC, TfNSW
Beaches Link Tunnel	P19 text amended relating to the Beaches Link Tunnel. Notes that the Beaches Link Tunnel will provide connectivity to and from the Northern Beaches LGA at both Wakehurst Parkway and Burnt Bridge Creek Deviation and that public transport via both connections is being considered by government to connect to Sydney Metro and the rail network, and more.	TfNSW
Beaches Link Tunnel	P19, Figure 59* amended to change times (and adjust clocks) for the Beaches Link Tunnel time savings to align with more recent project information from TfNSW.	Council
Jobs	P19 text and Map 22* amended to highlight that transport initiatives will also enhance connections between our emerging health and education precinct at Frenchs Forest to the Eastern Economic Corridor including links to established health and education precincts at Macquarie Park and St Leonards (innovation triangle).	Community
Future Transport 2056	Map 22* amended to better align with terminology in *Future Transport 2056* and identify transport initiatives (city-serving and city-shaping corridors) identified in *Future Transport 2056*.	GSC, TfNSW
Ferry	P19, Map 22* amended to clarify the Manly-CBD ferry is our blue highway, as per the Structure Plan.	Community
Future Transport 2056	A19.3, A19.4. A19.5, A19.6 and A19.8 amended to note whether transport projects were TfNSW *Future Transport 2056* initiatives or initiatives that Council will advocate for.	GSC, TfNSW

Topic	Amendment description	Source
Ferry	A19.8 amended to clarify the investigation of new ferry connections to places such as Clontarf will also include investigations into improved ferry services to Manly.	Community
Mass transit	A19.9 amended to clarify Council's investigations into future transport routes includes mass transit.	Community
Future Transport 2056	A19.10 amended to seek consideration of Beaches Link Tunnel as part of the metropolitan city-serving network.	Community
Priority 20	**Sustainable local transport networks**	
Bike network	P20, Map 24* amended to refer to the Greater Sydney Principal Bicycle Network from *Future Transport 2056*.	TfNSW
People	P20 principle amended to clarify the intent of supporting smart technology, such as trials of new systems, is to assist people to move around more efficiently.	Community
Workplace travel plans	A20.2 amended to change 'workplace travel plans' to 'travel behaviour change programs that encourage the use of sustainable transport choices including requirements for travel plans'. This action refers to development of new LEP and DCP controls that support sustainable local transport networks.	TfNSW
Bike network	A20.4 amended to include the Sydney CBD as a destination for new separated cycleway routes, as part of the Greater Sydney Principal Bicycle Network. North District councils were added as a partner for this action.	NSLHD
Schools	A20.6 amended to include TfNSW as a partner for Council's work with a number of schools and TfNSW on Active to School initiatives to deliver active transport routes and infrastructure, to encourage walking and cycling to school.	NSLHD
Priority 21	**Road space and facilities to match changing community needs**	
Redesigned road space	P21 priority heading amended from 'Road space and facilities to match changing community needs' to 'Redesigned road space and facilities to match changing community needs' (to address clarify the intent of the priority).	Community
Freight	P21 text added to describe the relationship between freight management and place outcomes.	TfNSW
Beaches Link Tunnel	P21 text amended to clarify that the Beaches Link Tunnel will connect to the Sydney motorway network for the first time, not the road network.	TfNSW
Waste infrastructure land	P21, Map 25* amended to show waste facilities in relation to the LGA supported by a text box. This is supported by actions in P21 which relate to urban freight, which includes responding to increased waste collections.	EPA, GSC, Community
Sewer	P21, Map 25* amended to show the locations of the Warriewood wastewater treatment plant and North Head wastewater treatment plant.	Community
Freight	A21.2 amended to clarify the need for new LEP and DCP controls to include 'common user and secure storage facilities' in residential developments to reduce delivery vehicle operations.	TfNSW
Freight	A21.3 amended to include 'kerbside space for freight activities' and 'shared spaces', particularly important in medium and high density developments.	TfNSW
Priority 22	**Jobs that match the skills and needs of the community**	
Job targets	P22, Figure 64* amended to update the job targets and growth for Frenchs Forest to align with current precinct planning for Phase One (from 12,000-13,000 jobs to 13,300 total jobs in 2036 and growth from 2016 to 2036 from 2,700 to 3,700 to 4,000 jobs).	Council

Topic	Amendment description	Source
Retail	P22 text added to acknowledge retail has traditionally played a significant role in the LGA and is our second largest employer.	Community
Volunteers	P22 text amended to expand opportunities for age-friendly centres to provide volunteer opportunities, in addition to employment opportunities to support independence later in life.	Community
MRA	P22 text amended to include reference to future MRA investigation area.	GSC
MRA extent	P22, Map 26* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Centres	P22, Map 26* amended to note that centres play an important role in providing for local jobs and services and are also considered employment hubs (as per the definition in the glossary).	Community
Innovation triangle	P22, Map 26* amended to clarify connections between Frenchs Forest to the Eastern Economic Corridor, include economic connections and connections to health and education precincts at Macquarie Park and St Leonards (lining to innovation triangle shown on Map 22).	Community
Design excellence	A22.1 amended to clarify that Council will improve the amenity, built form and design of centres and non-residential buildings.	Community
Transport	A22.7 amended to clarify that Council will 'facilitate delivery of' transport projects in P19.	TfNSW
Priority 23	**Frenchs Forest as a sustainable health and education precinct**	
Building heights	Reference to the 41m building height limit in Frenchs Forest was removed as the planning controls for the strategic centre have not been finalised.	GSC
Beaches Link Tunnel and BRT	P23 amended to identify that future stages (2 and 3) of development at Frenchs Forest, beyond Phase One, will depend on longer-term transport options such as the Beaches Link Tunnel and BRT from Brookvale-Dee Why to Chatswood. P15 was also amended to this effect.	TfNSW
Job targets	P23, Figure 66* amended to clarify that the jobs targets relate to Phase One of the planned precinct, including updates to job targets (growth from 2016 to 2036 from 3,700 to 4,000 jobs).	Council
Frenchs Forest	P23 text and Figure 67* amended to clarify that future phases of the Frenchs Forest Planned Precinct will be located in the strategic centre, with updates to Figure 67* more clearly delineating the boundary and location of the Planned Precinct – Phase One and the Warringah Aquatic Centre as part of the education and recreation precinct.	TfNSW, Council
30-minute catchments	P23, Map 27* note updated to clarify what the map is showing through an example that 100% means areas that can access the centre within 30-minutes using public transport at 1 minute intervals during AM peak (7-9am).	Council
Aquatic Reserve	A23.2 amended to change reference from the 'Warringah Aquatic Centre' to 'Aquatic Reserve' when referring to the Master plan for a state-of-the-art education and recreation precinct.	Council
Funding	A23.5 amended to change reference from preparing a 'Section 7.11 contributions plan under the EP&A Act' to just a 'contributions plan' to allow flexibility in determining the most appropriate funding source for local infrastructure provision.	Council
Studies	A23.6 amended to clarify that the need to prepare 5 yearly updates relating to the Green Star Communities rating is a requirement of the Northern Beaches Hospital Precinct Structure Plan not the LEP studies, and that these updates will address the findings of the LEP studies (e.g. housing, employment and social infrastructure).	Council
Frenchs Forest	A23.7 amended to clarify that Council will undertake further detailed transport and traffic assessment as required to facilitate future development beyond Phase One.	TfNSW
Transport	A23.7 amended to 'Facilitate the delivery of transport projects identified in P19', rather than 'deliver'.	TfNSW

Topic	Amendment description	Source
Priority 24	**Brookvale as an employment and innovation centre**	
Private sector	P24 text amended to acknowledge Warringah Mall as an example of the significant role of private sector in strategic centres.	Community
Community facilities	P24 text amended to acknowledge organisations and businesses that offer social, lifestyle and community functions, such as Manly Warringah Leagues Club.	Community
30-minute catchments	P24, Map 28* note updated to clarify what the map is showing through an example that 100% means areas that can access the centre within 30-minutes using public transport at 1 minute intervals during AM peak (7-9am).	Council
Funding	P24.4 amended to clarify that Council will 'investigate' not prepare a state contribution plan along with local contribution plans for funding transport and amenity improvements. The state contribution plan was updated to a reference a Special Infrastructure Contributions Plan which is the role of the NSW Government.	Council
Transport	A24.5 amended 'Facilitate the delivery of transport projects identified in P19', rather than 'deliver'.	TfNSW
Bus Depot	A24.6* added to work with TfNSW on the future of the bus depot to support future transport requirements for the LGA while also achieving Council's vision for the centre. TfNSW was added as a partner and the timing is ongoing.	TfNSW
Priority 25	**Dee Why as a thriving cosmopolitan centre by the sea**	
Triangle Park	P25, Figure 71* amended to reference Triangle Park.	Community
Dee Why Lagoon	P25 principle amended to reference Dee Why Lagoon only, rather than Dee Why Lagoon South Catchment when proposing to increase street tree planting and minimise impacts.	Council
Public works	A25.4 amended to remove reference to the Delivery Program when referring to the new roads, laneways and open space identified in the Dee Why Town Centre Master Plan 2013 and the Section 7.11 Plan for Dee Why.	Council
Transport	A25.6 amended to 'Facilitate the delivery of transport projects identified in P19', rather than 'deliver'.	TfNSW
Priority 26	**Manly as Sydney's premier seaside destination**	
Transport	P26 text amended to clarify that better connections to Manly Wharf will improve access to the rest of the LGA, not just Warringah Mall, the B-Line, Manly Andrew 'Boy' Charlton Aquatic Centre and sportsgrounds at North Manly.	Community
North Head	P26, Figure 72* amended to add a label for North Head.	Council
Ferry	P26, Figure 72* amended to identify Manly wharf area as a transport interchange as a key element of the centre.	Community
30-minute catchments	P26, Map 29* note updated to clarify what the map is showing through an example that 100% means areas that can access the centre within 30-minutes using public transport at 1 minute intervals during AM peak (7-9am).	Council
North Head	P26 principle amended to clarify the need to improve links to North Head and the former Manly Hospital site, regardless of future uses.	Community
Jobs	P26 principle amended from 'support co-working spaces for professional jobs' to be more broad and encourage spaces and facilities that promote flexible working, local professional employment and innovative start-ups including community spaces, commercial co-working and satellite offices.	Community
Transport	A26.3 amended to 'Facilitate the delivery of transport projects identified in P19', rather than 'deliver'.	TfNSW
North Head	A26.4* added to acknowledge the collaborative work underway by Council and DPIE, to plan for future uses at the former Manly Hospital site. This is also acknowledged in P9, Map 12*. The timing for this action is short-term.	DPIE – Development and

Topic	Amendment description	Source
		Transactions, Community
Priority 27	**Mona Vale as the contemporary, urban heart of the north**	
Jobs	P27, Figure 73 amended to show Mona Vale beach, Mona Vale hospital, Village Park and civic heart, B-line stop, Pedestrian connections and Kitchener Park.	Community
30-minute catchments	P27, Map 30* note updated to clarify what the map is showing through an example that 100% means areas that can access the centre within 30-minutes using public transport at 1 minute intervals during AM peak (7-9am).	Council
Jobs	P27 principle amended to ensure work to revitalise and improve public areas includes access to and connectivity between key sites in the strategic centre.	Community
Jobs	P27 principle added to encourage infrastructure to support home based businesses including flexible work spaces, co-working and tele-conference.	Community
Transport	A27.3 amended to 'Facilitate the delivery of transport projects identified in P19', rather than 'deliver'.	TfNSW
Arts and creative	P27 text and A27.2 amended to clarify Council's intent to deliver a contemporary arts and creativity centre in Mona Vale (to reflect terminology in Arts and Creativity Strategy). The timing of this action has been changed to medium term.	Community
Priority 28	**Safeguarded employment lands**	
MRA	P28 text amended to include reference to future MRA investigation area.	GSC
MRA extent	P28, Map 31* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Conflict	A28.1 amended which refers to developing new LEP and DCP controls that address land use interfaces. It was amended to also ensure uses in employment lands or adjoining areas are compatible with existing uses.	EPA
SEPP exemptions	A28.2 amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy and align with actions 2.2, 4.4, 15.3, 16.5. DPIE was added as a partner.	GSC
Priority 29	**A thriving, sustainable tourism economy**	
Tourism	P29 text amended to reference updated statistics from Tourism Research Australia. This clarified the contribution of international visitors to the Northern Beaches as 35%, not 36%, and the contribution to the local economy of $500 million updated from the $2.5 billion reference from 2016-17. Tourism Research Australia was added to the reference list and endnotes. This aligns with information in Council's draft destination management plan.	Council
Heritage Aboriginal	P29 text amended to expand on the role and opportunity for local heritage and culture in tourism. This is in addition to the recognition of 'shared heritage' as one of the themes identified outlined in Council's draft destination management plan (DMP) (Figure 77*).	Heritage NSW, Community
Tourism	P29, Map32* amended to add Coast walk and Bondi to Manly Walk.	Community
MRA extent	P28, Map 31* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
Transport	A29.4 amended to 'Facilitate the delivery of transport projects identified in P19', rather than 'deliver'.	TfNSW
Priority 30	**A diverse night-time economy**	

Topic	Amendment description	Source
NTE	P30, Map 33* amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.	GSC
NTE	P30 principle amended to clarify that locations will be addressed, not just activities, in efforts to support diverse late night attractions (e.g. night markets, parks and public spaces).	NSLHD, Community
Live music	P30 principle added to P30 to foster a diverse live music culture consistent with the Arts and Creativity Strategy.	Community
NTE	A30.1 amended to update the preparation of a night-time economy strategy from a long term to a short term action.	Community
Community safety plan	A30.1 amended by removing reference to the community safety plan in contributing to the night-time economy strategy due to this being a separate process.	Council
Community safety plan	A30.4 amended to clarify the community safety plan will not just address Manly. Partners were added to include NSW Police; Northern Beaches Liquor Accord; Liquor Gaming and Racing; Community Safety Committee.	Community
Transport	A30.6 amended to 'Facilitate the delivery of transport projects identified in P19', rather than 'deliver'.	TfNSW
Implementation		
Immediate imperatives	Implementation text amended for 'Immediate imperatives' to remove the dates for the various studies in recognition of the updated program.	Council
S9.1 directions and SEPPs	Implementation text and Figure 80* amended to reference S9.1 directions and SEPPs.	GSC
Community engagement	Implementation text amended to clarify the role of community engagement and make reference to implementation of the CPP as ongoing.	Community
Measures		
Pulse	Measures added to 'Monitor the number of hot days (>35 degrees)*' and 'Monitor urban heat*' and 'Monitor job distribution by type' to align with the Greater Sydney Commission's *'Pulse of Greater Sydney'*.	GSC
Glossary		
Access	Glossary amended to add definition of 'ped shed' as short for pedestrian shed, a method used to determine the walkability of neighbourhoods by measuring the actual distance walked, not the straight line distance.	GSC
Circular economy	Glossary amended to add definition of circular economy as an alternative to a traditional linear economy (make, use, dispose) in which we keep resources in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life.	EPA, GSC
Demand management	Glossary amended to add definition for 'demand management' as systems, processes and activities that are aimed at efficiently allocating available capacity to meet demand including by influencing customers' choices about when, where and how they travel.	TfNSW
Infrastructure delivery LUIIP	Glossary amended to replace 'growth infrastructure compact' with 'place-based infrastructure compact', to align with new policy released by the NSW Government.	Community
Housing and growth statistics	Glossary amended to add definition for 'Implied dwelling requirement' as a measure of likely housing demand based on projected population growth and household information. This differs from market housing demand which relates to willingness/ability to buy or rent in the housing market.	GSC
Smart city	Glossary amended to add definition for 'Smart city' as a concept for a city that incorporates information and communication technologies (ICT) to enhance services such as energy, transport and utilities and improve sustainability.	Community

Topic	Amendment description	Source
Deferred lands	Glossary amended to add definition for 'Standard Instrument LEP' as prescribed by the Standard Instrument (Local Environmental Plan) Order 2006, which aims to achieve a common format and content for all LEPs across NSW.	Community
Cemeteries	Glossary amended to add definition for 'Interment' that means the placement of human remains in the earth or in a mausoleum, crypt, vault, columbarium, niche wall or other structure designed for the placement of such remains. The term 'interment' applies to both cremated and uncremated remains.	Community
Tree Canopy	Glossary amended to add definition for 'LiDAR (Light Detection and Ranging)' as is an aerial surveying method that measures distance to a target by illuminating the target with laser light and measuring the reflected light with a sensor.	Community
References	Additional references added for: Cemeteries and Crematoria NSW (2015) Strategic Plan 2015-2020. Cemeteries and Crematoria NSW (2017) Metropolitan Sydney Cemetery Capacity Report. Greater Sydney Commission (2019) The Pulse of Greater Sydney. Tourism Research Australia (2019) International Visitor Survey (IVS) and National Visitor Survey (NVS).	Council
Endnotes and photo credits	Endnotes updated and re-ordered and photo credit added for P8 flooding photo.	Council
Versions	Version table added to end of document	GSC

Attachment 4 - Public submissions and responses

northern beaches council

Towards 2040

Northern Beaches Local Strategic Planning Statement

Community Engagement Report
Submissions and responses from public exhibition held 27 September to 10 November 2019

February 2020

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Acronyms

Acronym	Name
DCJ	NSW Department of Communities and Justice
DCP	Development Control Plan
DOE	NSW Department of Education
DPI Fisheries	Department of Primary Industries - Fisheries
EPA	NSW Environment Protection Authority
DPIE	NSW Department of Planning, Infrastructure and Environment
GBCA	Green Building Council of Australia
GSC	Greater Sydney Commission
GSC Assurance process	GSC Assurance Phase 3 feedback includes feedback from several agencies
Heritage DPC	Heritage - the Department of Premier and Cabinet
LEP	Local Environmental Plan
LGA	Local Government Area
MLALC	Metropolitan Local Aboriginal Land Council
MRA	Metropolitan Rural Area
NSLHD	Northern Sydney Local Health District
NSW RFS	NSW Rural Fire Service
NPWS	National Parks and Wildlife Services
PBP	Planning for Bush Fire Protection
SLSC	Surf Life Saving Clubs
TfNSW	Transport for NSW

Introduction

Purpose of report

This Report summarises the outcomes of Stage Four: Public exhibition of *Towards 2040*, the draft Local Strategic Planning Statement (LSPS). It should be read in conjunction with the Council Report 25 February 2020 and relevant attachments including the final draft Towards 2040 (February 2020), exhibited draft Towards 2040 (September 2019) with track changes, Summary of proposed amendments to Towards 2040, Public submissions and responses (this Report) and NSW Government Agency submissions and responses).

A description of the community and stakeholder engagement process undertaken prior to this public exhibition and other relevant links and documents are described below.

Community and stakeholder engagement process

Council undertook an extensive community and stakeholder engagement process in developing *Towards 2040*, with this report summarising the process and outcomes from the public exhibition. In summary, community and stakeholder engagement undertaken to date includes:

Phase 1 – LEP Review

- Greater Sydney Commission (GSC) technical working groups (TWGs)
- Targeted meetings with NSW Government agencies
- LEP Review Report adopted by Council November 2018
- Internal staff workshops and survey
- Community and stakeholder engagement scoping and planning.

Phase 2 – Draft LSPS

- Stakeholder engagement
  - GSC multi-day workshop 'assurance expo' with State agencies
  - Councillor and staff workshops
  - GSC technical 'health check'
  - Technical workshops with Council's project consultants
  - Targeted meetings with adjoining Councils.
- Community and stakeholder engagement process
  - Stage One:– community awareness and information sharing:
    - Online platforms (Your Say page and Corporate)
    - Publication of information booklet – 'Planning our Sustainable Future'
    - Engagement analysis of 47 strategic Council engagement reports
    - Placescore LSPS insights from over 3,000 surveys
    - Online registrations, social media posts and email notifications and comments
    - Videos including an introductory webinar, insights from the NSW Chief Planner and an interview with 'Little Locals'
    - Advertisements in the Manly Daily, Pittwater Life and Peninsular Living.
  - Stage Two: Community and stakeholder engagement process – developing ideas and parametres:
    - Community preferences survey (172 responses)
    - Strategic Reference Group (SRG) workshop (40 community members – see video)
    - Community group and external stakeholder briefings (10 community groups).
  - Stage Three: Testing and refining priorities:
    - Seven focus groups with 51 participants including one for each of the five wards, one youth and one Culturally and Linguistically Diverse (CALD)
    - Survey testing draft priorities (245 responses)
    - SRG presentations.
  - Stage Four: Public exhibition of draft LSPS:
    - Introduction video
    - Council Report 24 September 2019 summarising process to date and description of key issues
    - Publication of *draft Towards 2040* and 5 technical studies including:
      - Demographic Analysis – Strategic context
      - Housing Strategy - Issues and opportunities paper
      - Employment Study - Background report
      - Social Infrastructure Study - Issues and opportunities background paper
      - Planning for our Environment - Background paper
    - Engagement results webpage and publication of Community and Stakeholder Engagement Report which includes the community engagement analysis report, Placescore LSPS insights report, Perceptions survey results, Workshop and focus group results report and Draft priorities survey results
    - Five targeted information sessions for community groups (approximately 45 people)
    - Presentations to SRGs (approximately 90 people)

- Five drop-in information sessions with the opportunity to complete the online survey with iPads or participate in a dot-voting activity (approximately 260 people)
- Public exhibition summary video.

Public exhibition of *Towards 2040*

Exhibition and submissions period

Towards 2040, and supporting background papers, were placed on public exhibition for a period of 44 days (approximately six weeks), from 27 September to 10 November 2019, which satisfies the minimum 28 day requirement in the EP&A Act.

Exhibited materials

The following documents were exhibited:

- *Towards 2040* - draft Northern Beaches Local Strategic Planning Statement
- Overview document (18 page summary document)
- Plan on a page (1 page summary).

The following supporting documents were also exhibited as part of the exhibition package:

- Demographic Analysis
- Housing Issues and Opportunities Paper
- Employment Study – Background Paper
- Social Infrastructure issues and Opportunities Paper
- Environment Background Paper
- Community Engagement Report.

Exhibition venues

Hard copies of the *Towards 2040* exhibition package were available at the following customer service locations:

- Avalon Customer Service Centre
- Dee Why Customer Service Centre
- Manly Customer Service Centre
- Mona Vale Customer Service Centre.

Hard copies of the *Towards 2040* exhibition package were available at the following libraries:

- Dee Why Library
- Forestville Library
- Glen Street Library
- Manly Library
- Mona Vale Library
- Warringah Mall Library.

Electronic copies of *Towards 2040* were available online at Northern Beaches Council 'Your Say' website:
https://yoursay.northernbeaches.nsw.gov.au/towards-2040

There were 3,480 visitors to the project Your Say page during the exhibition period.

Public notice

Media releases for *Towards 2040* were issued as follows:

- Manly Daily, 21 September (reached 236,000 people)
- Northern Beaches Council website, 25 September
- Peninsular Living, 1 October and 1 November (reached 87,000 people)
- Pittwater Life editorial, October edition (reached 32,000 people).

Notices were placed in the following newspapers advising details of the public exhibition:

- Manly Daily, 28 September; 5 October; 12 October; 19 October; 26 October; 2 November; 9 November (reached 236,000 people)
- Pittwater Life, 1 October
- Peninsular Living south, 1 October (reach 57,000)
- Peninsular Living north, 1 October.

Two local schools voluntarily participated in distribution of flyers.

Online media

A three-minute video was promoted online via Council's website, the *Towards 2040* project page, Facebook, LinkedIn, Youtube and the Mayor's Message. A 30 second video was promoted online via Council's E-News, Facebook and Instagram. For the Facebook posts, Council's video reached 15,367 users and prompted 45 reactions and 507 post clicks the first time. The second Facebook post reached 14,062 users and prompted 702 post clicks. The LinkedIn post reached all 1,261 followers prompting 37 reactions and 79 clicks and the Youtube introduction video was viewed 668 times.

On Council's project website, multiple on-line options were provided to review the content, including a:

- 5 minute option, including a high level summary of the 30 priorities and access to the survey
- 10 minute option, including the overview document and access to the survey
- 15+ minute option, including access to an interactive version of the document and access to the survey.

Survey

Council's Your Say webpage hosted an online survey during the public exhibition. The survey asked respondents to indicate how much they agreed with the 30 priorities on a five-point scale ('strongly agree', 'agree', 'neutral', 'disagree' or 'strongly disagree') and whether overall, they supported *Towards 2040*, selecting either 'yes', 'yes, with changes', 'no' or 'unsure'. Written comments were also received via this survey.

Online interactive document

An online interactive version of *Towards 2040* was available to view on Council's Your Say webpage during the public exhibition period. The document was published using Konveio software, which allowed users to post comments on the document and click on links to view introductory videos.

Notification of land owners

Council notified landowners within the LGA via a flyer with rates notices, issued on 21 and 22 October 2019, reaching over 70,500 people.

Notification of key stakeholders

Bulk emails were sent to key stakeholders including:

- Four separate emails to registered persons following the 'Planning our sustainable future project' (700 people reached per email)
- Three emails to persons registered on Council's community engagement newsletter (20,000+ people reached per email)
- One email to businesses on the Northern Beaches (12,000 businesses reached)
- One email to resident associations on the Northern Beaches (24 associations reached).

Information sessions

Council hosted five targeted information sessions during the exhibition period:

- Mona Vale (30 September), 4pm-6pm
- Frenchs Forest (1 October), 4pm-6pm
- Freshwater (3 October), 4pm-6pm
- Narrabeen (8 October), 4pm-6pm
- Manly (10 October), 4pm-6pm.

Approximately 45 people attended the information sessions.

Council presented to the six Strategic Reference Group's (SRG) during the exhibition period:

- Transport and travel (17 October), Manly
- Partnership and participation(23 October), Dee Why
- Places for people (24 October), Narrabeen
- Community and belonging (30 October), Manly
- Economic and smart communities (6 November), Manly
- Environment (7 November), Dee Why.

Approximately 90 people attended the SRG presentations.

Council hosted five drop-in information sessions during the exhibition period:

- Pittwater (16 October), Mona Vale Library Lane, 10am-2pm
- Narrabeen (19 October), Berry Reserve, 10am -2pm
- Frenchs Forest (22 October), Forestville Shops, 1pm-5pm
- Curl Curl (23 October), Meriton Dee Why, 10am-2pm
- Manly (24 October) – Manly Forecourt, 3pm-7pm.

Approximately 260 people attended the drop-in information sessions, which were opportunities for members of the public to discuss *Towards 2040* with the project team. Hard copies of the exhibition package and large format prints of the structure plan and priorities were available to view at these sessions.

Members of the public also filled out the online survey on iPads at the sessions and participated in a dot-voting activity where they were asked to indicate whether they agreed, disagreed or felt neutral about each priority. The results of the dot-voting activity were not specifically considered as part of the submissions analysis.

Meetings (1:1)

Council undertook meetings (1:1) with interested groups and/or individuals throughout the planning process. These meetings provided an opportunity to inform, consult and involve members of the public in the planning process.

Agency notifications and submissions

Exhibition notification emails were sent to 29 NSW Government agencies and 16 submissions were received from the following agencies:

- Cancer Institute NSW
- Cemeteries and Crematoria NSW
- City of Ryde
- Create NSW
- Department of Planning Industry and Environment – Development and Transactions
- Department of Primary Industries – Fisheries
- Environmental Protection Authority
- Greater Sydney Commission and Department of Planning, Industry and Environment
- Heritage NSW
- Northern Sydney Local Health District (NSLHD) Health Promotion
- NSW Rural Fire Service
- Office of Sport
- State Library of NSW
- Sydney Water
- Transport for NSW
- Water NSW.

Council also met with the GSC and other Agencies as part of the GSC Assurance process on 12 November 2019 and 4 February 2020. This feedback has been incorporated into the analysis of submission responses referenced throughout this Report and also in the Council Report 25 February 2020 and attachment 'NSW Government Agency submissions and responses'.

Public submissions summary

Number of public submissions

A total of 337 responses were received, including 321 public submissions and 16 NSW Government agency submissions.

The 321 public submissions, included:

- 218 surveys (including 173 surveys with written comments)
- 95 email and/or written letter responses
- 8 interactive PDF responses.

Feedback from Phase 3 of the assurance process with the GSC and the Department has been incorporated into the analysis of submission responses.

Geographical spread of public submissions

Submissions were received from across the LGA. The geographical spread of public submissions received is shown in Figure 1.

Survey results

In total, 218 survey responses were received. The majority of respondents indicated that overall, they supported *Towards 2040* either with changes (51%) or without changes (37%).

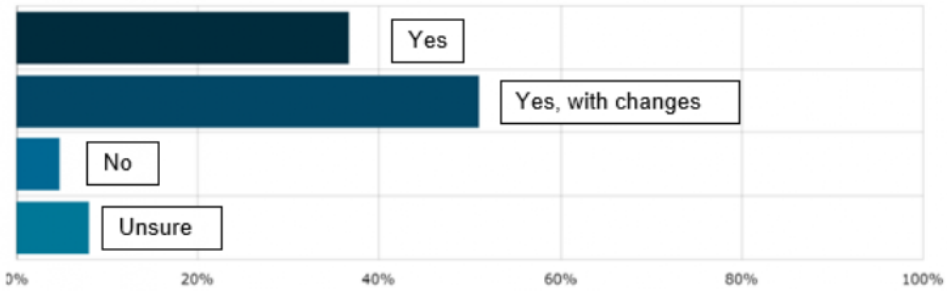

Figure 2 – Towards 2040 – overall support for Towards 2040

It is important to note that the majority of respondents chose the 5 or 10 minute online option which included a review of the one page summary or overview document only.

The results for the priority questions indicated that the majority of respondents either strongly agreed or agreed with every priority (refer to Figure 5). The highest levels of support amongst the themes were for the sustainability priorities, with Priority 1 (Healthy and valued coasts and waterways) with the strongest level of support, followed by Priority 20 (Sustainable local transport networks) and Priority 7 (A low-carbon community, with high energy, water and waste efficiency).

The priorities with the lowest levels of support were Priority 10 (World class education facilities, including a university), Priority 27 (Mona Vale as the contemporary urban heart of the north), Priority 29 (A thriving, sustainable tourism economy) and Priority 9 (Infrastructure delivered with employment and housing growth). Respondents were also able to provide further comments on each of the themes and Towards 2040 overall, and attach a file as a written submission. The written survey responses are incorporated into the submissions analysis below and addressed in this Report.

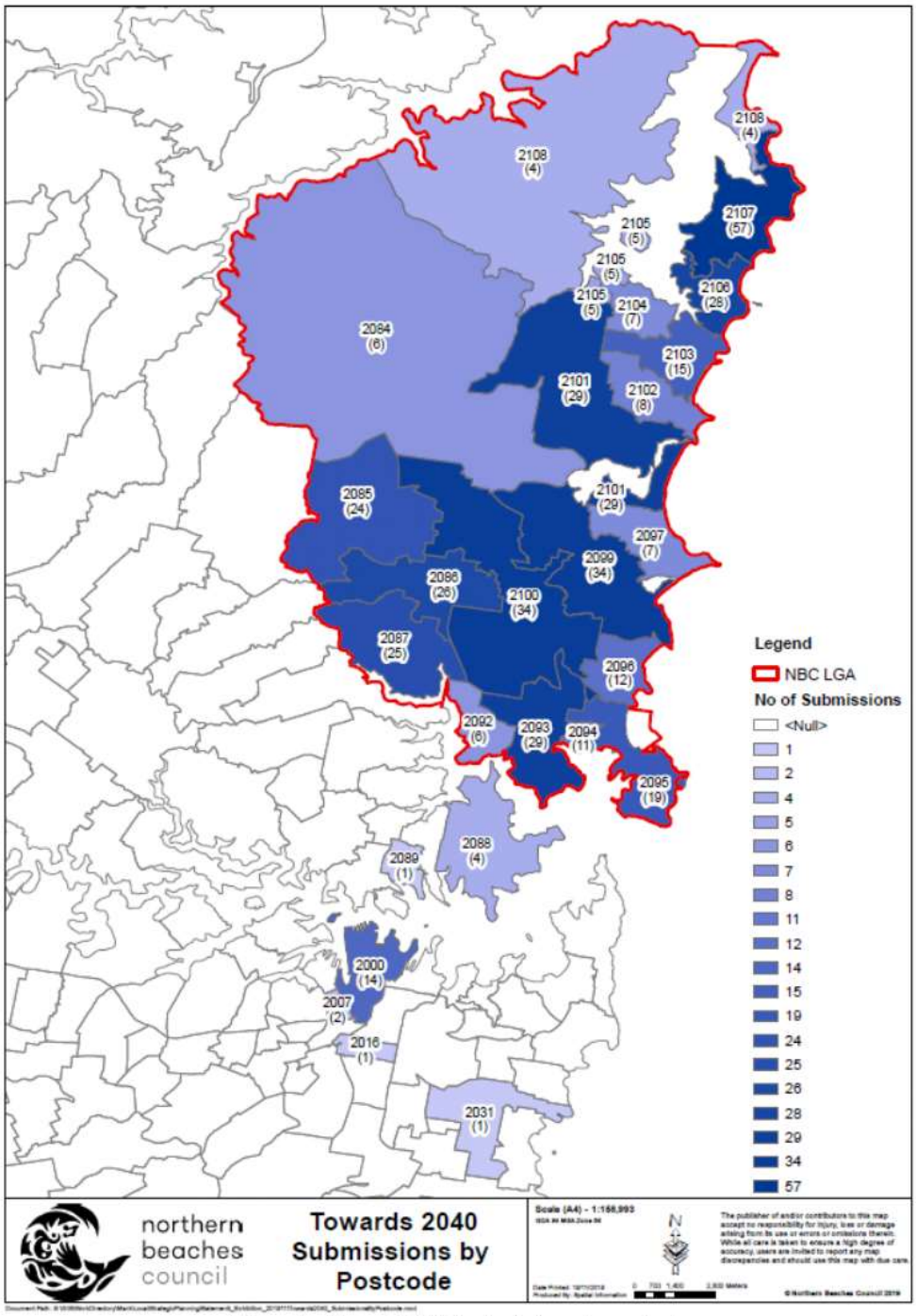

Figure 1 – Towards 2040 submissions by postcode

Towards 2040 survey results

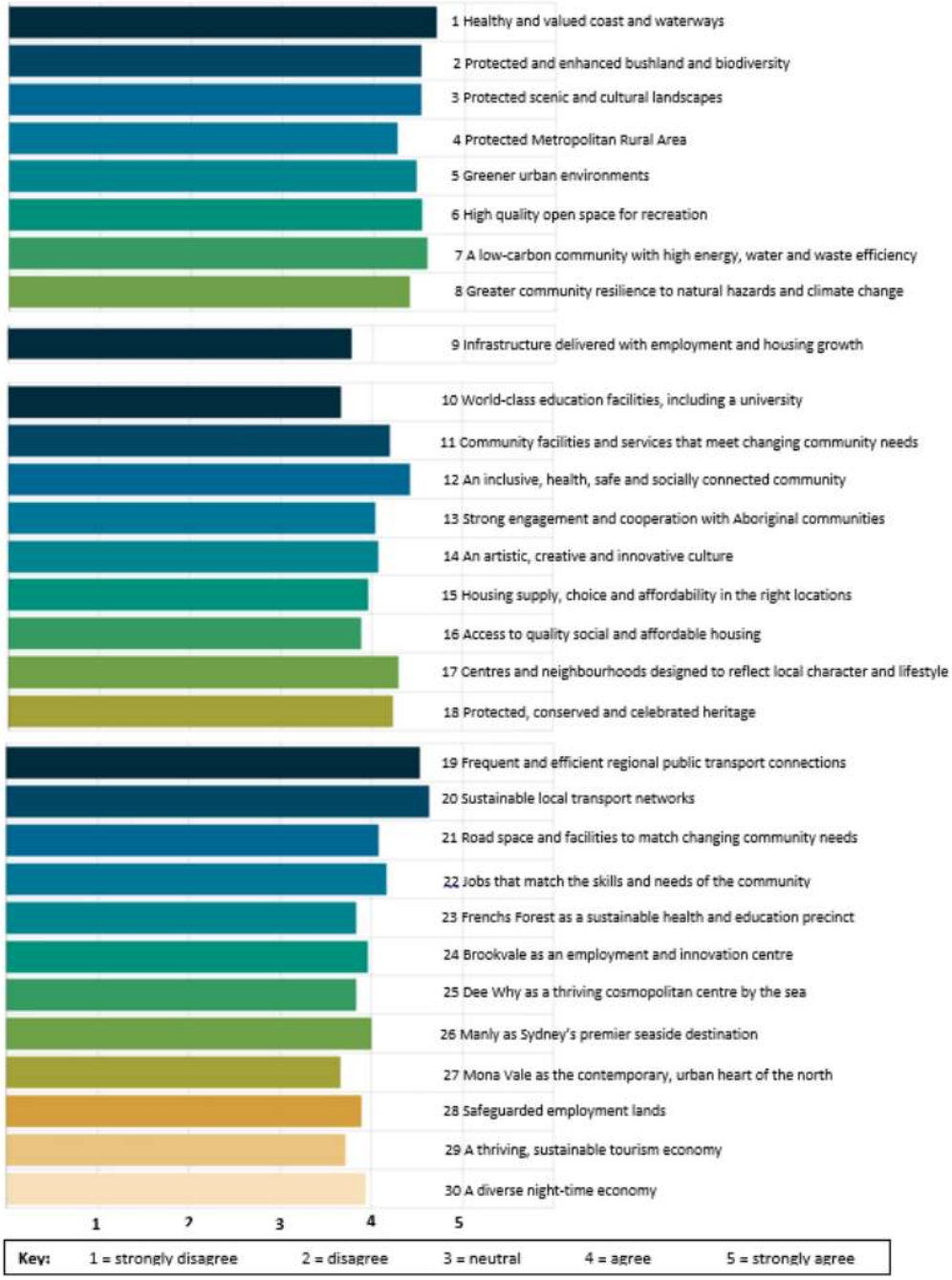

Figure 3 – Towards 2040 – survey results

Summary of issues from written public submissions

Key issues for stakeholder groups

Stakeholder group	Key issues
Community groups	Protection of the environment; transport and infrastructure; population growth and local character. See responses in section 'Sustainability'.
Developers	Requests from property owners or consultants on behalf of property owners seeking site specific zoning changes or uplift, including for sites within town centres, employment lands and land owned and managed by religious and not-for-profit organisations. See responses in P9.
Providers of social / affordable housing	Offers of assistance to Council from organisations including community housing providers and not for profit organisations in identifying affordable housing opportunities and mechanisms to deliver the proposed affordable housing targets, offering a number of solutions. Concerns with the proposal to work with the NSW Government to amend State policies that override local provisions, such as *State Environmental Planning Policy (Affordable Rental Housing) 2009*. See responses in P16.
Retail sector	Requesting further recognition of the retail sector, amendments to provisions restricting supermarket sizes in the Standard Instrument LEP, flexibility in planning controls and the need to plan for and accommodate large format retail. See responses in P22.
Metropolitan Rural Area (MRA) land owners	Requests to consider this area for future housing including seniors living, boarding houses, low density residential and smaller lot sizes, and objections to the proposed exemptions to State Environmental Planning Policies (SEPPs) for boarding houses, seniors housing and medium density housing (SEPP exemptions). Objections to the use of environmental zones on private property, inclusion of Belrose North in the MRA and reference to the Oxford Falls Valley and Belrose North strategic review. See responses in P4.
Metropolitan Local Aboriginal Land Council (MLALC)	Support for working with Council to implement initiatives in their community land and business plan and a request to partner with Council on their action to improve LEP and DCP controls to protect Aboriginal heritage. Objection to the inclusion of Belrose North in the MRA due to impacts on the feasibility of this land for future development. See responses in P4 and P13.

Key issues addressed in both public and agency submissions

Key issue	Public submissions	Agency feedback*
Public transport initiatives including mass transit	87	TfNSW, GSC**
Concerns with population growth and adequate infrastructure	68	
Housing targets and affordable housing	68	GSC
Stronger protection of the environment	52	DPI Fisheries, EPA
Greater focus on sustainable development, energy, water and waste efficiency	49	GSC, EPA, Sydney Water
Directions for the Metropolitan Rural Area	46	GSC
Sustainable recreation and open space	45	GSC, DPI Fisheries, EPA, Office of Sport
Site specific rezoning requests and spot rezonings	40	
Jobs, centres and retail	38	GSC
Response to climate emergency, natural hazards and bush fire	35	NSW RFS, Cancer Institute NSW
Education including schools, tertiary education and university	34	NSLHD, State Library
Tree canopy coverage and targets	22	GSC, Cancer Institute NSW, Community
Local character	22	Heritage DPC, Create NSW
Broadening the range of urban hazards	4	GSC, EPA, Sydney Water

* See acronyms
* Note GSC feedback refers to feedback from the GSC Assurance Phase 3 (GSC Assurance process) which includes feedback from several agencies

Key issues from written public submissions per priority, showing the number of submissions received

Theme and direction	Key issue	# submissions
Sustainability		
	Protection of the environment and support for sustainability measures	21
Landscape	P1 – Coastal and waterway management and Pittwater Waterway	31
	P2 – Bushland and biodiversity policy, management actions, clearing and offsets	33
	P3 – Scenic and cultural landscapes	10
	P4 – Metropolitan Rural Area (MRA) extent, future zoning, and the deferred lands planning proposal	46
	P5 – Green urban environments including tree canopy, urban heat and the green grid	28
	P6 – Open space for recreation supply, use, access and environmental impacts	41
Efficiency	P7 – Sustainable development, energy, water and waste efficiency	49
Resilience	P8 – Natural and urban hazards, bush fire and climate change	35
Infrastructure and collaboration		
Infrastructure and collaboration	P9 – Infrastructure deficit, delivery and financing, population growth and collaboration	103
	Community engagement	19
	Site specific zoning requests	19
	Spot rezoning	12
Liveability		
People	P10 – Education including schools, tertiary education and university	34
	P11 – Social infrastructure including community facilities, health, sport and recreation facilities and shared use	22
	P12 – Community needs including seniors, youth and cemeteries	20
	P13 – Aboriginal culture, heritage and communities	11
	P14 – Arts and creativity	4
Housing	P15 – Housing supply, diversity and Ingleside	89
	P16 – Affordable and social housing provision, boarding houses and rental conditions	28
Great places	P17 – Local character, design excellence and the public domain	22
	P18 – Aboriginal and European heritage	7
Productivity		
Connectivity	P19 – Regional transport including the Beaches Link Tunnel, B-Line and BRT	58
	P20 – Connectivity through public transport, active travel and technology	68
	P21 – Road space, friendly streets, freight and parking	30
Jobs and skills	P22 – Jobs, centres and retail	38
	P23 – Frenchs Forest	21
	P24 – Brookvale	19
	P25 – Dee Why	11
	P26 – Manly	14
	P27 – Mona Vale	17
	P28 – Employment lands and managing conflicts	16
	P29 – Tourism management, opportunities and short term accommodation	23
	P30 – Night time economy	17

All issues in order of number of submissions received

Sub-issue	# submissions	P*
Public transport improvements including electric buses and local services	52	P20
Bushland and biodiversity policy, management actions, clearing and offsets	33	P2
B-Line extension to Newport, east-west links and transition to BRT	30	P19
Housing supply including housing projections and proposed locations for housing growth	30	P15
Parking needs	29	P21
Affordable housing/social housing	28	P16
Energy efficiency, carbon emissions and targets	27	P7
Population growth	27	P9
Proposed university and tertiary education needs	25	P10
Metropolitan Rural Area (MRA) private land owner submissions	25	P4
Housing diversity including boarding houses and medium density	24	P15
Mass transit including light and heavy rail, trackless trams	23	P19
Tourism management, opportunities and short term accommodation	23	P29
Active travel including cycling and walking infrastructure	22	P20
Climate change, natural hazards and climate emergency	22	P8
Issues with Deferred Lands Planning Proposal	22	P4
Local character, design excellence and the public domain	22	P17
Social infrastructure including community facilities, health, sport and recreation facilities and shared use	22	P11
Frenchs Forest	21	P23
Protection of the environment and support for sustainability measures	21	NA
Centre classifications and activation	21	P22
Community needs including seniors, youth and cemeteries	20	P12
Brookvale	19	P24
Community engagement	19	NA
Open space supply	19	P6
Open space use and infrastructure requirements	19	P6
Site specific zoning requests	19	NA
Beaches Link Tunnel proposal including public transport	18	P19
Mona Vale	17	P27
Night time economy	17	P30
Retail including large format retail and supermarkets	16	P22
Waste management, single use plastics and recycling	16	P7
Employment lands and managing conflicts	16	P28
Coastal management including aquatic reserves and climate change impacts	15	P1
Infrastructure deficit	15	P9
Infrastructure delivery including utilities	15	P9
Sustainable development including buildings and infrastructure	15	P7
Manly	14	P26
Job opportunities and working from home	13	P22
Support for protecting the Metropolitan Rural Area (MRA)	13	P4
Tree canopy loss	13	P5
Bush fire hazards and management	12	P8
Spot rezoning	12	NA

Sub-issue	# submissions	P*
Aboriginal culture, heritage and communities	11	P13
Dee Why	11	P25
Waterway management including water quality, pollution, sewer management and creek naturalisation	11	P1
Green urban environments and urban heat	10	P5
Ingleside future and planning	10	P15
Key landscapes, building heights and view protection	10	P3
Pittwater Waterway Strategy and proposed mooring numbers, marina expansion and boat ramp	9	P1
School supply and standards	9	P10
Transport technology including autonomous vehicles, electric cars and the sharing economy	9	P20
Water supply and support for water recycling	9	P7
Environmental impacts from recreation	8	P6
Aboriginal and European heritage	7	P18
Green grid	7	P5
Reallocation of road space, friendly streets and freight	7	P21
Tree canopy targets	6	P5
Affordable/social housing provider feedback	5	P16
Coast Walk	5	P3
Collaboration and participation for infrastructure delivery	5	P9
Resilience and food supply	5	P8
Urban hazards including air, noise and light pollution	5	P8
Arts and creativity	4	P14
Metropolitan Rural Area (MRA) extent	4	P4
Financing infrastructure provision, privatisation and public private partnerships	3	P9
Access to open space	2	P6

** P = Priority number from Towards 2040*

Sustainability – written public submission issues and responses

Note: The numbered actions, figures and maps marked with an asterisk reference the version of *Towards 2040* as presented to the Council meeting 25 February 2020.

Protection of the environment and support for sustainability measures (21)

Submission summary	Response summary
There were many general comments from the community that were in strong support of the priorities that related to the protection of the environment, increased efficiencies and adaptation to natural hazards. These submissions recognised Council's responsibility in protecting the environment and advocated for strong planning controls. These submissions also raised concerns with increased development and impacts on the environment.	This is addressed throughout *Towards 2040*, including priorities to reduce impacts on the environment (P1, P2, P3, P4, P5, P6). P15 also contains housing principles to limit development where there are unacceptable impacts on tree canopy and to protect the natural environment. New development (which includes infrastructure) will be required to meet the strategic directions of *Towards 2040*, which include a number of priorities aimed at protecting the environment.

Change	Source
See changes in response to relevant Priorities.	NA

P1 – Coastal and waterway management and Pittwater Waterway (31)

Coastal management including aquatic reserves and climate change impacts (15)

Submission summary	Response summary
Calls for Council to lead the way in coastal and marine management, reduce impacts on marine life (e.g. fishing) and increase marine parks. Also raised was the need to adapt to changing waterways and shorelines in response to climate change	Impacts on coastal and marine environments from development will be addressed through implementation of the Risk-based framework pilot project with DPIE (A1.1), the coast action plan for *Protect. Create. Live.* (A1.5) and coastal management programs for the open coast, Hawkesbury River and Sydney Harbour (A1.6). P8 addresses coastal impacts associated with climate change. The Marine Estate Management Authority advises the NSW Government on the management of the NSW marine estate while the NSW DPI – Fisheries manage recreational fishing in NSW under the Fisheries Management Act. Although A1.9d outlines Council's intent to investigate the feasibility of new aquatic reserves, DPI Fisheries have advised significant work has already been done in this space and a more suitable focus may be better management of the existing aquatic reserves and marine estate.

Change	Source
A1.4 amended to refer to preparing an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to the coast, in addition to waterways	DPIE – Development and Transactions, Community
A1.9d expanded to identify better management of existing aquatic reserves and marine estates in addition to the identification of aquatic reserves in local green grid projects	DPI Fisheries, Community
A1.10 added to work with relevant stakeholders to promote community stewardship for Manly-Freshwater World Surfing Reserve, with SLSC as a partner	Community
P8 principle added with respect to managing risks associated with sea-level rise for coastlines and beach landscapes	GSC, Community
See also NSW Government Agency submissions and responses for changes made in response to DPI Fisheries, Sydney Water and Office of Sport	

Waterway management including water quality, pollution, sewer management and creek naturalisation (11)

Submission summary	Response summary
Calls to improve water quality in waterways and lagoons including better management of sediment, litter and rubbish, stormwater and sewer pollution including sewer outfalls. Support for creek naturalisation and concern that nothing has been done in this space for some time.	Water quality will be addressed through implementation of the Risk-based framework pilot project with DPIE (A1.1), with Map 2 articulating our proposed vision for the LGA's coast and waterways, including areas we'll target for improvement. Waterway health will also be addressed in new LEP and DCP controls (A1.3) and waterway action plan for *Protect. Create. Live.* (A1.5). P8 also addresses better management of water pollution as an urban hazard. Naturalisation of creeks at Dee Why, Mona Vale and Avalon are local green grid projects for investigation (A1.9). Whilst it is identified as a medium term action, Council will report on the actions annually. A number of changes have been made to add more references to water sensitive urban design and integrated water cycle management in response to submissions from the EPA and Sydney Water, the risk based framework in response to EPA and Council work on this project and recreation matters in response to the Office of Sport.

Change	Source
P1, Map 2 and Figure 26 amended to replace the High Environmental Value (HEV) layer based on updated data, include HEV in Pittwater and exclude HEV in ocean off Manly Beach. The Map 2 legend was also updated to clarify the need maintain or improve existing condition for the river flow objectives as all of these objectives have been met	Council
P1, Figure 26 amended to clarify the hydrological/blue grid for waterways includes groundwater aquifers (not included in the map) and change 'stormwater infrastructure' to 'water infrastructure' (for example, stormwater, potable water, grey water recycling systems) in recognition of integrated water cycle management	Council
P1 principle amended to reference groundwater aquifers	Council
See also NSW Government Agency submissions and responses for changes made in response to DPI Fisheries, Sydney Water and Office of Sport	

Pittwater Waterway Strategy and proposed mooring numbers, marina expansion and boat ramp (9)

Submission summary	Response summary
Concerns with impacts associated with any marina expansion, increase in moorings or additional boat ramps in Pittwater.	The investigation of options for marina expansion, increase in moorings and a new boat ramp on Pittwater relate to Council's adopted Pittwater Waterway Strategy. This strategy outline's Council's intent to maintain the mooring cap number (A1.7) and only consider changes subject to improved mooring methods. As outlined in A1.8, the expansion of the W2 zone is subject to a strategic sites assessment and expansion of the marina will only be considered subject to appropriate regard being given to all impacts including, but not limited to, environmental, social, economic, transport, traffic, visual, and waterway navigation.

Change	Source
A1.4 amended to refer to preparing an open space and recreation strategy, and map a local green grid that supports environmentally sustainable access to the coast, in addition to waterways	DPIE – Development and Transactions, Community, Office of Sport

P2 – Bushland and biodiversity policy, management actions, clearing and offsets (33)

Submission summary	Response summary
Bushland and Biodiversity Policy Support for protection of bushland and biodiversity, including threatened species. The importance of protecting wildlife corridors and tree canopy was raised and concerns with impacts from development and recreation. Some submissions raised the importance of funding the protection of bushland and biodiversity. Some sought examples as to how Council proposes to embed green infrastructure into the planning system (A2.6) and what the implications would be from seeking exemptions to State Environmental Planning Policies (SEPPs) with respect to boarding houses, seniors housing and medium density housing as outlined in A2.2 (SEPP exemptions).	Protection of bushland and biodiversity is addressed in both *Towards 2040* and *Protect. Create. Live*. Principles and actions within P2 align with Council's Bushland and Biodiversity Policy and include actions to investigate a local biodiversity offset framework, biodiversity investment opportunities and offset lands for biodiversity stewardship sites (formerly biobank sites) on Council land where appropriate. Actions also include the investigation of options for funding, acquisition and reservation of bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners. Also, the implementation of tree canopy targets outlined in A5.2 will aim to manage and monitor impacts on tree canopy and bushland loss. Green infrastructure is described in P1, Figure 26 as comprising the agricultural grid, ecological grid, hydrological/blue grid and recreational grid. Green infrastructure is already recognised in State Policy including the *Region Plan* and *District Plan*, as well as in the Government Architect's draft Greener Places Policy. Embedding green infrastructure into the local planning framework will likely be achieved by the provision of maps and controls within Council's new LEP and associated guidance in Council's DCP, to protect and enhance bushland, biodiversity, waterways and tree canopy. Green infrastructure is recognised as an essential form of infrastructure within P9. P2 and A2.6 outlines Council's intent to work with DPIE to make funding available for green infrastructure through developer contributions, rate reductions or levies. Exemptions from State policies that override local provisions can be obtained via a number of means such as the use of Environmental Protection zones or in some cases, on environmentally sensitive land described within the appropriate State Environmental Planning Policy. The wording of A2.2 which refers to these exemptions has been updated in response to the GSC Assurance process.
Actions to protect bushland and biodiversity Calls for specific actions such as community education, weed management, fencing and infrastructure to prevent roadkill including fauna crossings.	*Towards 2040* seeks to inform future planning and development at a high level and guide infrastructure requirements, collaboration actions and preparation of Council's new LEP and DCP. Specific actions such as educational programs, services and infrastructure delivery, relate more broadly to Council's operations that are outlined in Council's delivery program exhibited on an annual basis. Actions will also be addressed in action plans linked to Council's Environment and Climate Change Strategy, *Protect. Create. Live*. and a new action has been added to *Towards 2040* with respect to weed management. Whilst Council acknowledges that wildlife roadkill is a significant threat to biodiversity, the main threats are typically on arterial roads managed by the NSW Government and not Council. Specific roadkill mitigation measures such as exclusion fencing and underpasses are supported by Council during the approval of such projects, however, inclusion in the current document is considered beyond the scope of *Towards 2040*.
Bushland / tree clearing Concern for bushland / tree clearing and calls for greater enforcement of unauthorised works.	A2.2 seeks to prepare LEP/DCP controls that will protect bushland and biodiversity. This will include a review of controls relating to vegetation removal. Unlawful clearing must be reported to Council. This is addition to directions within Council's Environment and Climate Change Strategy, *Protect. Create. Live.,* and draft Urban Tree Canopy Plan. A new action has been added to Towards 2040 with respect to unauthorised clearing.

Submission summary	Response summary
Biodiversity offsets Concern that biodiversity offsets will result in more loss, and will not benefit the LGA.	P2 includes a principle to avoid, then minimise, impacts on bushland before offsetting is considered. Council staff agree that the approach to 'offsetting' needs be a cautious one. In the absence of abundant offset sites on the Northern Beaches, developments including major projects will be offset distant from the Northern Beaches resulting in a net loss of local biodiversity. This is why A2.3 involves investigation of a local biodiversity offset framework that meets relevant legislation with the aim to offset future development locally.

Change	Source
P2, Figure 27 amended to fix error relating to area of bushland under Council management (1,700ha not 17ha) and change the koala icon to a penguin in recognition of the local extinction of the koala from the Barrenjoey Peninsula as recognised in the text	Community
P2 principle added to protect and enhance sustainable recreation in bushland reserves and natural areas without compromising the integrity of environmentally sensitive areas	Community
A2.5 amended to include reference to urban tree canopy so that it now reads that Council will investigate options for funding, acquisition and reservation of urban tree canopy in addition to bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property	Community
A2.8* added to prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to bushland where appropriate. Ku-ring-gai, Hornsby, Central Coast councils; MLALC, NPWS; NSW Department of Industry (Crown Lands) listed as partners	Community
A2.9* added to address unauthorised removal of tree canopy or native vegetation, such as through ongoing monitoring and reporting, planning controls in the LEP and DCP, increased enforcement and compliance and education programs	Community
A2.10* added to address compliance and management of invasive species including weeds and pests	Community

P3 – Scenic and cultural landscapes (10)

Key landscapes, building heights and view protection (10)

Submission summary	Response summary
Key landscapes General support for the protection of scenic and cultural landscapes, with requests to recognise heritage and key landscapes including the Brookvale escarpment, the ocean and harbour foreshores, Manly Dam, Mona Vale / Ingleside escarpment, Warriewood and skylines. The importance of protecting landforms and rock outcrops was also raised.	P3 identifies the importance of protecting scenic and cultural landscapes, including escarpments, with Map 4 identifying key high level view corridors. Actions within P3 require Council to prepare an LGA-wide scenic and cultural landscape assessment (A3.1) and to develop planning controls that protect views and scenic and cultural landscapes (A3.2). With respect to Ingleside Chase Reserve, Council entered into an agreement with the NSW Government in June 2019 to register this area as a biobank site. As part of the proposed biobanking agreement, funding provided is used for biodiversity conservation actions, including bush regeneration, revegetation, weed and pest animal control, fencing, bush fire management, signage and track maintenance. P3, Map 4 was amended to show the view corridor at the former Manly Hospital site in response to a submission from DPIE – Development and Transactions.

Submission summary	Response summary
Building heights Concern that A3.2 proposing 'special clauses for height on steeply sloping land', will lead to inappropriate building heights. Also noted was the need to avoid building on ridge lines with heights above the natural canopy.	The special clauses for building height on steeply sloping land referred to in A3.2 must adhere to the principles in P3, which is to protect scenic and cultural landscapes. Actions and principles within P3 have been amended to further reference the protection of ridgelines and skylines.
Private views Suggestion that views from the public realm not be explicitly mentioned as residents expect view protection from private areas as well.	P3 aligns with the *District Plan* N17 and Action 68 refer to enhancing and protect views of scenic and cultural landscapes from the public realm. Private views are addressed by established planning principles and will be addressed in new LEP and DCP controls.

Change	Source
P3 text amended to reference the 'ocean' and 'harbour' as scenic and cultural landscapes that define the character of an area	Community
P3 principle added to protect the natural landscape, including landforms, rock outcrops and remnant bushland	Community
P3 principle added to avoid new development on ridgelines or in places that will disrupt the skyline	Community
A3.2 amended to reference the need for LEP and DCP controls to address significant ridgelines and skylines when considering scenic and cultural landscapes	Community

Coast Walk (5)

Submission summary	Response summary
Some submissions were unsupportive of coastal walkway due to visual impact, impact on the natural environment and accessibility issues, and the alignment shown on Map 4 near Dee Why lagoon. Those in support saw this project as a significant opportunity for tourism and the local economy.	The 36km coast walk from Manly to Palm Beach is almost complete, with the final section between Newport and Avalon scheduled for completion in early 2021. Impacts associated with this project are subject to relevant environmental assessments. Map 4 has been amended to correct the Coast Walk alignment error.

Change	Source
P3, Map 4 amended to fix error and realign the coast walk behind Dee Why Lagoon. Manly to Bondi walk was also added to this map	Community
P29, Map 32* amended to add Coast walk and Bondi to Manly Walk	Community

P4 – Metropolitan Rural Area (MRA) extent, future zoning, and the deferred lands planning proposal (46)

MRA extent (4)

Submission summary	Response summary
Objections from land owners within Belrose North to the inclusion of their properties in the MRA.	Feedback from the GSC Assurance process outlined the proposed extension to *District Plan* MRA boundary cannot be considered by the GSC until the next review of the *Region Plan*. The draft Towards 2040 outlined Council's preferred MRA extent which included the area identified in the Region Plan, all deferred lands (Oxford Falls Valley and Belrose North), plus some additional parcels along Mona Vale Road. This was consistent with mapping in the draft Region Plan (pg 135). However the draft District Plan and revised District Plan amended the MRA boundary to exclude part of

Submission summary	Response summary
	Oxford Falls (south), Cromer Heights (west) and Belrose North, and the reasons for this change remain uncertain. For the final *Towards 2040*, Council has identified this land area as 'Future MRA investigation area', and will work with the GSC to assess its suitability for inclusion in the MRA when the *District Plan* is reviewed. Using the precautionary principle, Council will apply the principles and actions in this priority to these lands until that review is complete. Note the *Towards 2040* maps, figures and text amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'future MRA investigation area'.

Change	Source
P4 principle amended to clarify that urban intensification and subdivision is to be avoided in the MRA and the future MRA investigation area, reflecting Council's commitment to applying a precautionary approach	Community
A4.1, A4.2, A4.4 amended to clarify they apply to the future MRA investigation area, reflecting Council's commitment to applying a precautionary approach	Community
See also NSW Government Agency submissions and responses for changes made in response to the GSC	

Support for protecting the MRA (13)

Submission summary	Response summary
Support for the protection of the MRA, including the prevention of further development due to bush fire risks, transport access and a preference for infill development in existing urban areas. Support for the use of Environmental Protection Zones to protect the MRA and A4.4 which aims to prevent the inappropriate application of State policies that allow urban intensification of the MRA, such as seniors housing. Some submissions requested the inclusion of Ingleside in the MRA. There was also some misunderstanding from some members of the community as to the meaning of the MRA with some assumptions that this land is earmarked for only rural purposes.	Principles in P4 outline Council's intent to limit development to a scale, form and density consistent with the existing character and use of the MRA and to avoid inappropriate urban intensification and subdivision in this area. They also identify the opportunity for land within the MRA for establishing local biodiversity offsets and stewardship agreements. Protection of the MRA is also supported by principles within P8 to avoid intensification of development and incompatible land uses in areas exposed to natural and urban hazards. With respect to future housing, principles in P15 prioritise growth in the right locations such as centres with access to high frequency public transport. Actions 2.2, 4.4, 15.3, 16.5 and 28.2 reference Council's intent to work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy. Future zoning of deferred lands will have regard to a range of factors consistent with the principles contained in *Towards 2040*, Council's local housing strategy, and guidance provided by DPIE. P4 outlines that Ingleside may be included in the MRA depending on the outcomes of bush fire investigations. Ingleside is also addressed in A8.7 and A15.6 which seek to resolve the future of Ingleside to ensure any development is sustainable and resilient to natural hazard.

Change	Source
P4 text amended to better describe the definition of the MRA, explaining it is a similar concept to the former Sydney 'Green Belt' and is also referred to as the peri-urban, non-urban, rural or urban fringe	Community
P4 text amended to remove reference to 'rural' when describing land that includes rural and lifestyle properties to ensure no misunderstanding that the MRA translates directly into rural zones	Community
P4 text amended to describe the large extent of the MRA identified as bush fire prone land as outlined in Figure 31*	Community
P4 principle amended to clarify support for biodiversity offsets and stewardship agreements refers to the establishment of sites for these purposes within the MRA	Community

P4 principle added to encourage the spread of indigenous vegetation and tree canopy to align with objectives within the locality statements for the deferred lands	Community
P4 principle added to ensure development is not intensified in areas where there is unacceptable risk to human life and property from hazards such as bush fire, to reiterate existing principles in P8	Community
A4.2 amended to clarify the LEP and DCP controls will also be informed by environmental hazards and constraints and local character studies	Community
P4 text and A4.3 amended to clarify that investigations into energy, water and sewerage infrastructure improvements for unconnected areas will be reliant on sustainable solutions and alternatives	Community
A4.4 amended to clarify State policies include those for boarding houses and medium density housing as well as seniors housing to align with A15.3.	Community

MRA private land owner submissions (25)

Submission summary	Response summary
Development potential Requests from MRA land owners to consider this area for future housing including seniors living, boarding houses, low density residential and smaller lot sizes, and objections to the proposed exemptions to State Environmental Planning Policies (SEPPs) for boarding houses, seniors housing and medium density housing.	Significant land within the MRA and future MRA investigation area is subject to constraints including bush fire hazards and risks, other environmental constraints, distance from centres and high-frequency public transport. Council will undertake further analysis of this area as part of the local housing strategy, bush fire risk assessment, and environmental studies. Future zoning decisions will be subject to community consultation and reviewed by a Probity Advisor.
Use of private land for environmental protection Objections from MRA land owners to the application of restrictive Environmental Protection Zones in the new LEP, with some recommendations for rural or large lot residential zones. Some argued private land should not be used to achieve the LGA's green objectives and suggested the process by which Environmental Zones can be determined (i.e. through site inspections). Some submissions argued that land owners should be compensated due to any loss in development potential or that land be acquired by the government.	Environmental Protection zones are applied where the protection of the environmental significance of the land is the primary consideration. For example, the E3 Environmental Management zone can be applied to land with special cultural or aesthetic attributes or environmental hazards/processes, and the E4 Environmental Management zone can apply to land with special environmental or scenic values, and accommodate low impact residential development. The criteria for identification of Environmental zones is established by DPIE. Future zoning of the MRA will have regard to a range of factors consistent with the principles contained in *Towards 2040*, Council's local housing strategy, and guidance provided by DPIE. The extent of further studies required to finalise new zonings under the Northern Beaches LEP is currently being determined. When considering hazards such as flooding and bush fire, there are other legislative layers such as Ministerial Directions and the Planning for Bush Fire Protection (PBP) guidelines that require us to look at development holistically. It is not required in law and is not established strategic land use planning practice to compensate land owners for any financial loss resulting from rezoning. Acquisition of land is possible where an LEP reserves land for a public purpose. Note that P2 includes actions to investigate biodiversity offsets and options for funding, acquisition and reservation of bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners.

Change	Source
P4 principle added to encourage the spread of indigenous vegetation and tree canopy to align with objectives within the locality statements for the deferred lands	Community
A4.2 amended to clarify the LEP and DCP controls will also be informed by environmental hazards and constraints and local character studies	Community
A4.4 amended to clarify exemptions are being sought for boarding houses and medium density housing as well as seniors housing to align with A15.3	Community

Issues with Deferred Lands Planning Proposal (22)

Submission summary	Response summary
Objections from MRA land owners within the deferred lands area with the Oxford Falls Valley and Belrose North Strategic Review, stating it was discredited by land owners and should not be used to determine any new zonings in the deferred areas. These submissions stated issues with the Warringah Biodiversity Conservation Study (WBCS). Submitters made representations that land constraint maps should only be used for their original purpose and that future zoning should be based on independent, evidence-based study based on a site inspection, appropriate sources of information and data, a review of zoning decisions by the land owner and additional further studies undertaken by land owner appointed experts.	The Warringah Biodiversity Conservation Study (WBCS) was not used in the preparation of the Strategic Review and Council has given previous undertakings that it would not be used to determine future zoning. The cumulative environmental constraint mapping in the Strategic Review is unrelated to the WBCS. Future zoning of deferred lands will have regard to a range of factors consistent with the principles contained in *Towards 2040*, Council's local housing strategy, and guidance provided by DPIE. The extent of further studies required to finalise new zonings under the Northern Beaches LEP is currently being determined. Future zoning decisions will be subject to community consultation.

Change	Source
P4 text box amended referring to 'deferred lands' to remove reference to the Oxford Falls Valley and Belrose North Strategic Review	Community
A4.2 amended to clarify the LEP and DCP controls will not specifically be informed by recommendations from the Oxford Falls Valley and Belrose North Strategic Review	Community

P5 – Green urban environments including tree canopy, urban heat and the green grid (28)

Tree canopy loss (13)

Submission summary	Response summary
Concern regarding tree canopy loss from development and associated impacts on the natural environment. There was support for the proposed tree replacement requirement and calls for increased enforcement. There was a suggestion for incentives for residents to protect their trees (e.g. offset on rates, subsidised maintenance of significant trees). It was also suggested that Council reference the importance of tree canopy in providing wildlife habitat and that Council encourage the use of native species. One submission queried Council's reference to the protection of 'iconic trees'.	Protection of tree canopy is addressed in P5 and the implementation of the Urban Tree Canopy Plan (A5.1). These studies and plans will inform new LEP and DCP controls that includes a review of existing provisions and conditions of consent to protect trees. P5 outlines Council's intent to manage illegal tree clearing on private land through enforcement and compliance activities. An action has been added to P2 to strengthen this commitment. A2.5 outlines Council's intent to investigate options for funding, acquisition and reservation of bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners. It has been amended to include reference to urban tree canopy. A P5 principle has been amended to acknowledge tree canopy for habitat.

Change	Source
A2.5 amended to include reference to urban tree canopy so that it now reads that Council will investigate options for funding, acquisition and reservation of urban tree canopy in addition to bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property	Community

Submission summary	Response summary	
A2.9* added to address unauthorised removal of tree canopy or native vegetation, such as through ongoing monitoring and reporting, planning controls in the LEP and DCP, increased enforcement and compliance and education programs		Community
P5 principle amended to address the importance of tree canopy for wildlife corridors and habitat in addition to connecting to the local green grid		Community
P5 principles amended to better align with wording from the Government Architect's draft Urban Tree Canopy Guide, changing the principle to 'retain mature trees and use innovative measures to do so' to 'protect, maintain and enhance the existing urban tree canopy, including mature trees'; changing the principle relating to tree diversity to 'provide a diverse range of species of varying families and genera'; and changing the principle from 'incorporate other forms of green cover where space for trees is limited' to 'Integrate the design of green, blue and grey infrastructure in support of the urban tree canopy'.		Council
P5 principle added to prioritise the use of local native species		Community
A5.1 amended to remove reference to 'iconic' trees to clarify the Urban Tree Canopy Plan will include protection of all trees		Community

Tree canopy targets (6)

Submission summary	Response summary
Calls to increase tree canopy, including through the use of tree canopy targets based on updated tree canopy data. Suggestion that Council's target to plant 5,000 trees per year is not enough, especially when compared with the Greater Sydney initiative for one million trees.	P5 outlines Council's intent to investigate tree canopy targets to assist in protecting trees and mitigating tree canopy loss from development, and link to NSW Government targets to increase urban tree canopy in Greater Sydney by 2036. Targets will be established for different urban conditions based on the Government Architect's proposed targets (CBD Areas > 15%; light commercial areas > 25% and suburban areas > 40%). Council has now received updated LiDAR data which was a key action in the draft Urban Tree Canopy Plan. This differs from the tree canopy data referenced in the GSC's *Pulse of Greater Sydney 2019*, based on aerial photos from 2016. Council's LiDAR data will be used to inform tree canopy targets as identified in A5.2. P5 outlines Council's target to plant 5,000 trees which is mirrored in Council's Environment and Climate Change Strategy, *Protect. Create. Live.* and draft Urban Tree Canopy Plan. This target is a minimum prescription and has regard to the existing high tree canopy on the Northern Beaches. At this stage, no funding has been provided to Council to expand the urban tree canopy as part of the Greater Sydney initiative for one million trees.

Change	Source
P5 text added to identify an overall coverage of 39% (*Pulse of Greater Sydney*) and that tree canopy varies significantly across the LGA, with low levels of urban tree canopy coverage in areas such as Queenscliff	GSC, Community
P5 text added to reference Council's work in establishing tree canopy targets using 2019 LiDAR data, considering land ownership and existing tree canopy levels and need for other measures to address urban heat in areas constrained by infrastructure	Community
P5, Figure 33* added showing the Government Architects NSW's proposed tree canopy benchmarks, which will be used to inform LGA-specific tree canopy and green cover targets in accordance with A5.2	GSC, Community
P5, Map 6* added to show the existing urban tree canopy coverage (%) of each suburb in the LGA using 2019 LiDAR data analysis of Northern Beaches	GSC, Community
Glossary amended to add definition for 'LiDAR (Light Detection and Ranging)' as is an aerial surveying method that measures distance to a target by illuminating the target with laser light and measuring the reflected light with a sensor	Community

Green urban environments and urban heat (10)

Submission summary	Response summary
Recognition that tree canopy is not the only measure in order address urban heat, including support for green roofs and green walls. One submission also queried the reference to Water Sensitive Urban Design within P5. A submission from the Cancer Council was supportive of the many priorities that include co-benefits of natural shade in avoiding over exposure to UV radiation.	P5 addresses tree canopy as well as measures to address the urban heat island (UHI) effect summarised in P5, Figure 32* which include the retention of bushland and the urban tree canopy along with green cover (including green roofs and green walls) and water sensitive urban design (WSUD). P5, Map 7* shows the effect of UHI on the Northern Beaches, demonstrating highly urbanised areas such as Brookvale as being susceptible. A number of changes have been made in response to a submission from the Cancer Institute NSW suggesting Council mention UV radiation as a natural hazard that contributes to the high incidence of melanoma in the LGA and the importance of shade.

Change	Source
P5 text added to identify UV radiation as a natural hazard, the high incidence of melanoma in the LGA and acknowledge that well-designed and correctly positioned shade from natural vegetation and built structures can reduce UV radiation	Cancer Institute NSW, Community
P5, Figure 32* amended to clarify improved building design is also a measure to address urban heat as described in the text	Community
P5, Figure 32* amended to identify protection from UV radiation, comfort in hot weather and shelter as additional benefits of tree canopy	Cancer Institute NSW, Community
P5 principle amended to reference the importance of infrastructure design in addition to building design when reducing exposure to urban heat	Community
P5 principle amended to address the need to reduce UV radiation (in addition to UHI effect) by increasing tree canopy	Cancer Institute NSW, Community
A5.2 amended to address tree canopy targets that respond to areas with high levels of UV radiation (in addition to UHI effect). Cancer Institute of NSW included as a partner.	Cancer Institute NSW, Community
A5.3 and A5.4 merged (now A5.3*) to ensure design guidelines and LEP and DCP address UV radiation (in addition to tree canopy and UHI effect). It was noted that UV radiation may be addressed by well-designed built and natural shade	Cancer Institute NSW, Community

Green grid (7)

Submission summary	Response summary
Concern of impacts from the Greater Sydney Green Grid project linking the Northern Beaches Hospital to Narrabeen Lagoon. Calls to reduce impacts of recreation on coast and waterways and concern for impacts associated with the local green grid and Greater Sydney Green Grid Projects, especially projects listed in A1.9.	Sustainable recreation is addressed in both *Towards 2040* and *Protect. Create. Live.* and through implementation of the Risk-based framework pilot project with DPIE. A1.9 includes examples of local green grid projects that will be explored. As identified in P5, Greater Sydney Green Grid projects are subject to feasibility and environmental assessment. A5.5 outlines Council's intent to investigate the feasibility of Greater Sydney Green Grid projects together with DPIE and the NSW Government Architect. Note Sydney Water and the Office of Sport have asked to partner with Council on local green grid projects and the Office of Sport has requested that Council investigate opportunities for non-motorised water sports launching, storage and utilisation (A1.9e). Amendments were made to P5 text in response to the GSC Assurance process with respect to recreational access to Dee Why Lagoon.

Change	Source
A1.4 amended to refer to preparing an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to the coast, in addition to waterways	DPIE – Development and Transactions, Community, Office of Sport
A1.9d expanded to identify better management of existing aquatic reserves and marine estates in addition to the identification of aquatic reserves in local green grid projects	DPI Fisheries, Community

Submission summary	Response summary	
A2.8* added to prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to bushland where appropriate. Ku-ring-gai, Hornsby, Central Coast councils; MLALC, NPWS; NSW Department of Industry (Crown Lands) listed as partners		Community
See also NSW Government Agency submissions and responses for changes made in response to GSC, DPI Fisheries, Sydney Water and Office of Sport		

P6 – Open space for recreation supply, use, access and environmental impacts (41)

Open space supply (19)

Submission summary	Response summary
Increase supply Support for more sportsgrounds, green space, parks and bike tracks to keep pace with housing growth. There was concern that Council will not have enough open space for recreation and that Council needed to safeguard these lands. The need for open space to be accessible all hours was also highlighted including when official sports were not in use. Also questions were raised on the delivery of open space for the Warriewood land release area.	P6 acknowledges the limited resources currently available for open space and seeks to plan for flexible open space that responds to identified trends. Council has commenced the studies identified in A6.1 (social infrastructure study and open space and recreation strategy) including a preliminary audit of open space. Updates to *Towards 2040* have been made in response to this audit. The expected shortfall of sports fields will be addressed by implementing Council's Sportsground Strategy (A6.3). This Strategy identifies a number of solutions such as reallocating existing grounds to maximise use, shared use of school fields and other improvements including conversion to synthetic fields. Other options for using public and green space in built up areas for recreational purposes will be considered in Council's open space and recreation strategy. With respect to Warriewood, the contributions plan collects for the anticipated provision and identifies a strategy for delivering the required open space.
Shared use Some submissions highlighted the opportunity for joint / shared use with schools.	This is addressed within P6 which supports implementation of the Sportsground Strategy including facilitating shared use of school fields (A6.3). It is included in P9 and P11 as a collaboration project with DOE, independent schools and Office of Sport. This will also be addressed in Council's open space and recreation strategy to be developed (A6.1).
Innovative solutions Queries surrounding the options mentioned in *Towards 2040* to address the undersupply of open space, including: **Golf courses -** Some support for the conversion of golf courses into more diverse uses while others outlined the need to retain these spaces for golf. **Roof top parks** – A suggestion that roof top parks should not replace on-ground parks. **Disposal of assets and value capture** - A high level of transparency and community involvement will be needed to ensure these are in the best interests of the community.	*Towards 2040* (P6) is consistent with Council's endorsed Sportsground Strategy, which identifies conversion of single-use open space to multi-functional spaces, including increased sport and recreation use of golf courses. The suggestion of rooftop parks is one of many solutions identified in the social infrastructure study – issues and opportunities background paper to address the expected shortfall. Any decisions involving disposal of assets and value capture will be subject to community involvement and Council approval, and informed by a property strategy, to be developed in A11.2. The Office of Sport suggested that Council updated actions to reference innovative sports facility inclusion in new development and green, active recreation and/or sports facilities on rooftops.

Change	Source
P6 text, Map 8* and Figure 34 amended to describe new open space categories from the preliminary open space audit, including private open space (e.g. courts and golf courses)	GSC, Council, Community
P6, Map 8* amended to identify school fields that may provide future shared use opportunities	GSC, Community
P6 principle added to ensure no net loss of public open space	Community

Submission summary	Response summary
See also NSW Government Agency submissions and responses for changes made in response to Office of Sport	

Open space use and infrastructure requirements (19)

Submission summary	Response summary
Use Submissions raised the need for Council to recognise and cater for specific uses including: orienteering, slacklining, mountain biking, outdoor gyms, walking, cycling and dog exercise areas. There were also calls for innovative playgrounds and spaces for families.	Planning for high quality and diverse open space is addressed in P6 and A6.1, which includes preparation of an open space and recreation strategy to be developed. This will address active and passive use of open space including playgrounds and mountain biking. Council is also preparing a dog policy to be placed on public exhibition in the near future. Community engagement will be an integral part of this work, and interested parties have the opportunity to sign up for regular updates about current community engagement undertakings.
Infrastructure Calls for toilets, taps and water stations to be available at every park and outdoor sporting facility in order to deter single use plastic. One submission raised concerns with commuter parking on Kitchener and Beeby Parks restricting the usage of the ovals, tennis courts, the Scout and Guide halls and skate park in Mona Vale.	Infrastructure associated with open space for recreation will be considered in the open space and recreation strategy (A6.1). This will include parking, toilets, water stations and other facilities. See also Council's response to submissions relating to parking in P21.

Change	Source
No changes in response to submissions	NA

Access to open space (2)

Submission summary	Response summary
Need for green space in high and medium density areas and query as to how Council will address principle to locate all new development within 400m / 200m open space.	The requirement for new residential development to be located within 400m of open space and high density areas within 200m of open space, is included in *Towards 2040* as a principle (P6 and P15). This does not mean that new open space must be provided, if there is appropriate access to existing open space. It is consistent *with District Plan* Action 72. Note that changes to text, maps and infographics have been made in response to feedback from the GSC Assurance process including a description and maps of areas the LGA with poor access to open space based on the 400m and 200m benchmarks.

Change	Source
P6 principle amended to clarify that Council must ensure new residential development is located within 400m of open space and high density areas within 200m of open space, rather than locate new development within these benchmarks	Community
See also NSW Government Agency submissions and responses for changes made in response to GSC and NSLHD	

Environmental impacts from recreation (8)

Submission summary	Response summary
Concern increased active recreation will encroach and negatively impact natural areas, with requests that no bushland be cleared to provide open space. The importance of these areas for providing habitat was noted, along with the need to better manage and protect these areas. There was concern that LGA's natural areas draw people from outside of the LGA, increasing pressure on these assets.	P6 identifies that the LGA's open space comprises of different categories that cater for both active and passive uses, including natural areas that are primarily protected for conservation. P6 includes a principle to ensure access to natural open space and waterways is sustainable so that these areas are preserved for the future. The need to address the expected shortfall in sportsgrounds will need to be balanced with P1 and P2 to protect and enhance the LGA'S coast, waterways, bushland and biodiversity. P6 also acknowledges that the LGA contains regional open space such as beaches that attract visitors from outside the area. The increased demand on these resources is being considered in Council's social infrastructure and open space study and an open space and recreation strategy to be prepared (A6.1). It is also a consideration for the destination management plan (A29.1). Note a number of changes have been made in response to submissions from the Office of Sport.

Change	Source
P2 principle added to protect and enhance sustainable recreation in bushland reserves and natural areas without compromising the integrity of environmentally sensitive areas	Community
A2.8* added to prepare an open space and recreation strategy and map a local green grid that supports environmentally sustainable access to bushland where appropriate. Ku-ring-gai, Hornsby, Central Coast councils; MLALC, NPWS; NSW Department of Industry (Crown Lands) listed as partners	Community
A6.2 amended to clarify that the use of environmental protection zones will be used to manage conflicts between recreation impacts on the environment, rather than creating conflicts	Community
See also NSW Government Agency submissions and responses for changes made in response to Office of Sport	

P7 – Sustainable development, energy, water and waste efficiency (49)

Sustainable development including buildings and infrastructure (15)

Submission summary	Response summary
Support for improved building standards, including measures that exceed government standards. This included recommendations to implement high standards from 2020, a regular review of BASIX and incentivising NatHERs and passive design principles. Some submissions requested to expand the requirement for sustainable building certification identified in A7.3 to a broader area. There was support for buildings to better manage water, waste and ventilation, to incorporate solar and for efficient smaller dwellings.	This is addressed in P7 which supports energy, water and waste efficiency. A7.2 outlines Council's intent is to identify opportunities for better building standards and retrofits that address the principles identified in P7 in the environment study, employment study and local housing strategy, which may consider incentives. A7.3 outlines Council's intent to develop LEP and DCP controls to improve energy, water and waste efficiency and require sustainability certification for new buildings in strategic centres, employment hubs and areas subject to urban intensification. A7.4 seeks to work with NSW Government and industry to improve building standards and support the push for net zero carbon buildings. NaTHERS is now part of the National Construction Code that has major changes being mandated in June 2020. Current work on a planning pathway to sustainable buildings will result in a submission to DPIE for legislative changes including BASIX. This work is being led by City of Sydney and involves a broad range of property, agency and government stakeholders including Northern Beaches Council. It is due to be finalised in March 2020. P7 was amended to include commitments from Council's Environment and Climate Change Strategy, *Protect. Create. Live.*, which includes

Submission summary	Response summary
	all suitable Council sites to be powered by renewable energy (2030) and 50% of suitable premises with solar panels installed (2030).

Change	Source
P7, Figure 36* added to reference *Protect. Create. Live.* resource commitments for both Council and the community with respect to use of renewable energy, carbon emissions, diversion of waste from landfill, construction waste, reduction in drinking water use, reducing the rate of waste generation per person, reducing single use plastics and net zero emissions	GSC, EPA, Community
P7, Figure 39* amended to clarify Council is seeking sustainability certification for new developments, not just buildings as described in A7.3	Community
P7, Figure 39* amended to clarify that Council is seeking sustainable solutions for energy, water and sewerage infrastructure, not simply improvements for unconnected areas as clarified in A4.3.	Community
A7.3 amended to clarify the types of independent sustainability certification required for strategic centres, employment hubs and areas subject to urban intensification to add reference to Passive House in addition to the Green Star rating tool with a threshold to be developed. Reference to NABERS has been removed as it is now part of the National Construction Code with major changes being mandated in June 2020. The term 'buildings' has been changed to 'developments' to ensure this covers fit-outs and infrastructure	Community

Energy efficiency, carbon emissions and targets (27)

Submission summary	Response summary
These submissions included calls for Council to lead the way by becoming carbon neutral as early as 2024 and adopting a zero emissions blueprint. Support was expressed for measures to reduce carbon emissions including sustainable transport, renewable energy, solar panels and batteries, community solar and micro-grids and solar farms. Once submission suggested the term 'low-carbon community' in P7 is misleading as readers may interpret low-carbon as low carbon production, rather than a 'low-carbon dioxide producing community'.	Council's Environment and Climate Change Strategy, *Protect. Create. Live.* outlines Council's aspiration for new zero emissions by 2030, net zero Council operations by 2045 and net zero community emissions by 2050. These have been added to *Towards 2040* and will be supported by action plans identified in A7.5. With respect to sustainable transport, P7 focuses on reducing carbon emissions and a number of priorities in *Towards 2040* outline initiatives aimed at reducing dependence on cars, including locating new development close to public transport (P15), improving public transport (P19), and promoting active travel (P20). TfNSW have asked Council to reference these measures as demand management initiatives to align with *Future Transport 2056*. P7 includes principles and content to support the increase in uptake of renewable energy, including support for precinct-scale efficiencies such as sharing renewable energy across several buildings. A number of changes have been made to strengthen this support. The term 'low-carbon community' refers to communities with a low reliance on carbon-intensive sources i.e. fossil fuels and therefore have lower carbon-dioxide emissions. The glossary includes a definition for 'low-carbon-high efficiency precincts' which clarifies this matter.

Change	Source
A7.2 amended to identify opportunities for renewable energy in the environment study, employment study and local housing strategy, with timing updated to ongoing	DPIE – Development and Transactions, Community
See also NSW Government Agency submissions and responses for changes made in response to TfNSW	

Waste management, single use plastics and recycling (16)

Submission summary	Response summary
These submissions requested clarification on Council's waste services, including processes for food waste where waste and recycling goes. There was strong support for the elimination of single-use plastics, including plastic bags and coffee cups including at Council events. Submissions also supported actions to reduce, reuse and recycle waste including education and workshops. Support was also expressed for community gardens and space for composting.	As part of *Protect. Create. Live.*, Council will develop action plans for sustainable living (A7.5), waterways and catchments and coast (A1.5). These plans commit to minimising the use of single use plastics which includes disposable items by promoting use of reusable items and actively working to keep single use plastics out of waterways and catchment networks and coasts. *Protect. Create. Live.* also includes commitments for an 85% diversion of waste from landfill (2040) and reducing the rate of waste generation per person (2040). Council's new waste service that commenced 1 July 2019 uses advanced technology that recovers food and organics from red garbage bins to process into compost material and reduce the amount of waste going to landfill. Council also enforces the Event Waste Management Guidelines which provides information on how to reduce and minimise waste for any Council-approved event. With respect to waste management, a number of changes have been made throughout the document to reference the circular economy and waste infrastructure in response to both the GSC and EPA.

Change	Source
P7, Figure 36* added to reference *Protect. Create. Live.* resource commitments for both Council and the community with respect to use of renewable energy, carbon emissions, diversion of waste from landfill, construction waste, reduction in drinking water use, reducing the rate of waste generation per person, reducing single use plastics and net zero emissions	GSC, EPA, Community
P9 principle amended to ensure new and upgraded infrastructure contributes to the circular economy and considers whole of life cycle costs in addition to being efficient and flexible to adapt to long-term needs	EPA, Community
P21, Map 25* amended to show waste facilities in relation to the LGA supported by a text box. This is supported by actions in P21 which relate to urban freight, which includes responding to increased waste collections	EPA, Community
See also NSW Government Agency submissions and responses for changes made in response to EPA and GSC.	

Water supply and support for water recycling (9)

Submission summary	Response summary
Concern there is inadequate water infrastructure and calls to enhance the LGA's resilience with regards to water supply. Support was expressed for water harvesting, increased rainwater storage and use of recycled water including sewerage. The opportunity to upgrade sewerage plants at Warriewood and North Head for recycling was mentioned along with the potential to better utilise water from Manly Dam.	P7 outlines Council's intent to be highly efficient in water use, with an emphasis to improve efficiencies in the built environment. P1 details Council's support for integrated water cycle management and identifies the need to reduce demand on the drinking water supply with principles to integrate water sensitive urban design into the built form and encourage water efficiency, water re-use or alternative water sources to reduce potable water use. P4 also outlines Council's intent to investigate sustainable solutions for water and sewerage infrastructure for unconnected areas in the MRA (A4.3). A7.2 includes identifying opportunities for improved efficiency through the environment strategy which covers both seeking other sources of water to reduce community drinking water use and looking at rainwater capture through land-use planning and development controls. *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (*BASIX SEPP) requires all new residential buildings to identify sustainability improvements that are most commonly achieved via rainwater tanks. Council are working with DPIE to investigate opportunities to increase BASIX targets in key precincts (A7.4). Council is working with Sydney Water on the Eastern Sydney Regional Master Plan project which will look to address water supply. Council has also partnered with Sydney Water to tackle the drought with a new partnership that will help local businesses and residents in strata buildings find water-saving opportunities.

Submission summary	Response summary
	A number of changes have been made to add more references to water sensitive urban design and integrated water cycle management in response to submissions from the EPA and Sydney Water.

Change	Source
P1, Figure 26 amended to clarify the hydrological / blue grid for waterways includes groundwater aquifers (not included in the map) and change 'stormwater infrastructure' to 'water infrastructure' (for example, stormwater, potable water, grey water recycling systems) in recognition of integrated water cycle management	Council
A1.11* added to acknowledge the collaborative work between Sydney Water and Council to develop the Eastern Sydney Regional Master Plan to address: resilience in the Northern Beaches water supply, requirements for new and upgraded infrastructure, wet weather overflows in priority catchments, outflows from Warriewood and North Head Wastewater Treatment Plants, opportunities for recycled water, and environmental assessment processes and outcomes. Sydney Water was added as a partner for this action.	Sydney Water, EPA, Community
P7 principle added to increase alternative water supplies to decrease dependency on distributed potable water	Community

P8 – Natural and urban hazards, bush fire and climate change (35)

Bush fire hazards and management (12)

Submission summary	Response summary
Submissions raised the need for better bush fire land management and the need to implement strategies to protect and enhance biodiversity and improve resilience. Concern was raised of biodiversity loss from hazard risk reduction and loss of bushland to Asset Protection Zones (APZs). The need to upgrade water supply was also mentioned to assist in bush fire fighting and ensure adequate supply during bush fires. It was also noted the significant bush fire constraints that exist for land in the MRA. There was a question of the relevance of the National Bush Fire Danger Rating with respect to identifying high risk fire precincts (A8.1).	P8 outlines Council's principles and actions in planning for natural hazards including bush fire. Environmental impacts associated with hazard reduction are addressed in NSW bush fire legislation which covers a number of bush fire mitigation measures including prescribed burning, manual and mechanical fuel removal and asset protection zones. Principles within *Towards 2040* recognise the need to balance urban tree canopy programs and bushland restoration with natural hazard risk. When preparing the new LEP, Council will consider *Planning for Bush fire Protection* (PBP), which includes consideration of issues such as water supply. In response to a submission from NSW RFS, P8 has been updated to reflect the strategic planning principles of PBP. The action A8.1 to identify high-risk bush fire prone precincts in response to the National Fire Danger Rating System has been amended to better reflect Council's current work in finalising the Bush Fire Prone Land Map and proposed studies.

Change	Source
P4 text amended to describe the large extent of the MRA identified as bush fire prone land as outlined in Figure 31*	Community
P4 principle added to ensure development is not intensified in areas where there is unacceptable risk to human life and property from hazards such as bush fire, to reiterate existing principles in P8	Community
P8, Map 11* amended to show more detailed flood prone mapping and bush fire prone land mapping	Community
A8.1 amended to outline proposed bush fire studies to inform the new LEP including completion of the Bush Fire Prone Land Map and plans to undertake a Strategic Bush fire Risk Assessment in accordance with Planning for Bush Fire Protection (PBP). NSW RFS was added as a partner	NSW RFS, Community
P9 principle added to ensure infrastructure upgrades address impacts from climate change, including exposure to UV radiation and urban heat, sea-level rise and increased incidence of bush fire, flooding and storm surges	Cancer Institute NSW, GSC, Community

Submission summary	Response summary
See also NSW Government Agency submissions and responses for changes made in response to NSW RFS	

Climate change, natural hazards and climate emergency (22)

Submission summary	Response summary
Support for Council action Submissions supporting Council's declaration of a climate emergency, and *Protect. Create. Live.* as a proactive direction on climate change. Some submissions outlined this should be Council's top priority, requesting to also reference the biodiversity emergency, the increased dangers from bush fires and sea level rise, with some suggesting a need to phase out development in areas most vulnerable to natural hazard risks (e.g. beaches, estuaries, lagoons). Also recognised was the need to maintain and improve urban tree canopy cover to ameliorate the effects of the Urban Heat Island (UHI) effect.	P8 has been amended to reference the Northern Beaches Council resolution on 27 August 2019 to declare a state of Climate Emergency along with over 900 jurisdictions worldwide, including 35 Australian councils. P8 outlines Council's principles and actions in planning for a changing climate, recognising exposure to natural hazards will increase, including heatwaves, heavy rainfall and severe bush fire conditions, as well as storm surges, sea-level rise and increased flooding that will affect properties and infrastructure along the coast. P5 addresses the need for green urban environments in order to combat the urban heat island (UHI) effect. P8 includes actions to identify where to limit intensification of development in areas subject to hazards (A8.2) and develop controls to restrict development in these areas (A8.3*). This is another reason why Council is seeking exemptions to State Environmental Planning Policies (SEPPs) for boarding houses, seniors housing and medium density housing (Actions 2.2, 4.4, 15.3, 16.5), to ensure unsuitable development doesn't occur within areas exposed to natural and urban hazards. A8.4 requires the investigation of a natural hazards and resilience framework to address long-term natural hazard and climate-related risk across the Northern Beaches.
Objections to Council action Some submissions objected to Council's declaration of a climate emergency and sustainability focus, for reasons including impacts on the economy, private land owners and need to instead focus on lifestyle of residents.	The declaration of a Climate Emergency reflects community sentiment articulated in Council's adopted Community Strategic Plan, *Shape 2028*. This Plan acknowledges climate change will continue to impact our environment and demands urgent local and global action.

Change	Source
P8 text added to reference the Northern Beaches Council resolution to declare a state of Climate Emergency on 27 August 2019	Community
P8, Map 11* amended to show more detailed flood prone mapping and bush fire prone land mapping	Community
P8 principle added with respect to managing risks associated with sea-level rise for coastlines and beach landscapes	Community
A8.3 amended to add reference to flood mapping when discussing constraints mapping that will influence LEP and DCP controls to restrict development in high-risk hazard areas	Community
P9 principle added to ensure infrastructure upgrades address impacts from climate change, including exposure to UV radiation and urban heat, sea-level rise and increased incidence of bush fire, flooding and storm surges	Cancer Institute NSW, GSC, Community
See also changes in response to UV radiation and urban heat (P5) and bush fire (P8) which also address natural hazards	
See also NSW Government Agency submissions and responses for changes made in response to Cancer Institute NSW	

Resilience and food supply (5)

Submission summary	Response summary
Resilience and food supply (5) Queries were made as to how Council would address 'chronic stresses' and 'acute shocks'. Suggestions were made to increase resilience by addressing food supply. A request was made to reference the Office of Emergency Management in the current 'Get Ready Northern Beaches' project.	P8 addresses resilience aligning with Resilient Sydney's definition of 'resilience', which includes chronic stresses and acute shocks such as pollution, disease, cyber or terror attacks and social unrest. With respect to food supply, P4 identifies that the MRA supports a variety of land uses including small scale agriculture enterprises and is supported by a principle to support sustainable primary industry in the MRA, particularly food production. P12 also includes a principles to encourage fresh food production in urban areas, such as community gardens private gardens, rooftop gardens and verge gardens. This is supported by A12.4* to develop new LEP and DCP controls for fresh food production in urban areas.

Change	Source
A8.4 amended to clarify the natural hazards and resilience framework will address chronic stresses and acute shocks including but not limited to sea-level rise, natural hazards and climate-related risks across the Northern Beaches	Community
See also NSW Government Agency submissions and responses for changes made in response to NSLHD	

Urban hazards including air, noise and light pollution (5)

Submission summary	Response summary
Community submissions concerned with the impact of noise with population growth, air quality especially from wood smoke and the Beaches Link Tunnel, bush fire smoke haze from climate change, impacts from businesses causing air and water pollution and associated impacts on waterways and light pollution including street lighting and associated impacts on humans and animals.	P8 address Council's commitment to build resilience in the community and natural and built environments. Principles within this priority refer to both 'natural and urban hazards', with the *Towards 2040* glossary defining 'urban hazards' as those resulting from past and present urban activities such as noise, air pollution and soil contamination'. Although *Towards 2040* identifies noise pollution with respect to freight corridors and late-night activities, it is not made exactly clear within the priority title that Council is referring to both 'natural and urban hazards'. Also, *Towards 2040* does not outline the work Council is aiming to address within the new planning framework to address urban hazards and environmental health issues, such as air quality, noise pollution, asbestos, water pollution, soil contamination, disease, wastewater overflows, illegal dumping, construction sites and ongoing use of buildings. A number of changes have been made throughout the document to better address urban hazards and Council's work in this space.

Change	Source
P8 priority heading amended to 'Adapted to the impacts of natural and urban hazards and climate change' to clarify this Priority addresses both natural and urban hazards. P8 text also amended to clarify that it addresses urban hazards	GSC, Community
P8 text added referencing implementation of NSW Wood Smoke Reduction Program. Note: further changes to text box relate to presentation purposes	EPA, GSC, Community
P8 text amended to ensure it references both natural and urban hazards, describe urban hazards in the LGA (including water, air and noise pollution and soil and groundwater contamination) and describe Council's work to minimise the generation of air and noise pollution and soil and groundwater contamination and its discharge into the environment	EPA, GSC, Community
P8, Map 11* amended to show wastewater in close proximity to waterways and coast and employment lands with risk of stormwater contamination	EPA, GSC, Community
P8 principle added to minimise water, air and noise pollution, soil and groundwater contamination and its discharge into the environment	EPA, GSC, Community
P8 principle added to minimise adverse impacts from development in environmentally sensitive areas	GSC, Community

Submission summary	Response summary
A8.8* added to develop Council policy and LEP and DCP controls to ensure best practice environmental management of stormwater, air, noise and light pollution, and soil and groundwater contamination to minimise hazards and pollution, for example by managing wood heaters, asbestos, animals, smoking, and construction management including dewatering. EPA added as partner	EPA, GSC, Community
A8.9* added to investigate the establishment of a baseline and ongoing monitoring for specific water, noise and air pollution sources, including metal and hydrocarbons in recreational waterways and vector borne illness (i.e. mosquitoes). EPA added as partner	EPA, GSC, Community
A8.10* added to investigate mechanisms to minimise the incidence of illegal dumping and land clearing using advanced technologies, increased enforcement and compliance and/or education programs. EPA added as partner	EPA, GSC, Community
A8.11* added (moved from A7.6), as the action to investigate Australia's first Urban Night Sky Place in Palm Beach more addresses light pollution than energy efficiency (although it is relevant to both)	Council, Community

Infrastructure and collaboration – written public submission issues and responses

Note: The numbered actions, figures and maps marked with an asterisk reference the version of *Towards 2040* as presented to the Council meeting 25 February 2020.

P9 – Infrastructure deficit, delivery and financing, population growth and collaboration (103)

Community engagement (19)

Submission summary	Response summary
Some submissions raised concerns that there was insufficient community engagement for *Towards 2040* and complained that the rates notice was received after the consultation sessions had taken place. Some submissions however expressed support for the public exhibition process. Concern was raised regarding the agendas of activist groups and transparency and that Council would not adequately consider the suggestions of those who were against the amalgamation. Also expressed by some was distrust of Council community consultation and questions as to whether the actions would be implemented.	*Towards 2040* was exhibited for six weeks, exceeding the 28 day requirement. During this time, five drop-in sessions were held including one in the evening, and one weekend session. Hard copies of *Towards 2040* were available at customer service and library locations, with the project team available via phone throughout the exhibition period. Flyers were included in Council's rates notices and *Towards 2040* was advertised in three local newspapers and on Council's website, social media pages and community engagement newsletter. Community engagement during exhibition of *Towards 2040* aimed to involve a cross-section of the community, including age, gender, and location. Each submission received during the exhibition period has been considered. A number of the actions in *Towards 2040* involve projects that will include community engagement, including the preparation of a new LEP and DCP. Council has recently adopted the Community Participation Plan that outlines the requirements and level of participation for planning processes including Local Strategic Planning Statements. The implementation and measures section of *Towards 2040* outline how the plan will be implemented and monitored.

Change	Source
A9.5 and A12.3 deleted and A13.4 amended as they referred to the preparation of a Community Participation Plan which is now complete (now referred to in Figure 21 and implementation section)	Community
Implementation text amended to clarify the role of community engagement and make reference to implementation of the CPP as ongoing	Community

Site specific zoning requests (19)

Submission summary	Response summary
A number of submissions were received from property owners requesting rezoning specific sites. These submissions were mostly by planning consultants, on behalf of a number of property owners, including not for profit and religious organisations. These requests were for sites within Balgowlah, Allambie Heights, Collaroy Plateau, Mona Vale, Cromer Industrial Area, Dee Why, Collaroy, Belrose, Manly, Manly Vale, Brookvale, Frenchs Forest Business Park and Freshwater.	*Towards 2040* is a strategic document that establishes planning priorities and principles to guide land use planning decisions. It does not address planning outcomes on a site specific basis such as specific change to the land use zone or other development controls. A22.1 calls for the completion of the LGA wide employment study and A15.1 seeks to prepare and implement a local housing strategy. These documents will recommend where growth in housing and employment can best occur and will inform the new LEP and DCP. The housing investigation areas in *Towards 2040* are high-level and reflect the work done on the local housing strategy to date. The identified areas take into consideration the housing principles identified in P15. Further detail on housing will be provided in the local housing strategy which will be subject to a separate engagement process with the community.

Submission summary	Response summary
	After finalisation of *Towards 2040*, Council will develop the Northern Beaches LEP and DCP. These documents will provide the detailed planning provisions for all land in the LGA. Site specific changes to planning provisions must be addressed through the development of the LEP and DCP. This will include community engagement and will afford the community the opportunity to make a case for site specific changes. Any such changes must demonstrate they meet the strategic directions set out in *Towards 2040* and recommendations of technical studies that are being completed to support the new planning controls. Future zoning decisions will be subject to community consultation and reviewed by a Probity Advisor. As outlined in A9.7*, Council will also be investigating new funding mechanisms such as value capture where any increase in development potential is acquired. This will help Council fund and address the current infrastructure deficit. As these submissions are site specific they raise no issues that require change to *Towards 2040*. Should the owners of these sites wish to progress an application for redevelopment of the site they are able to do so through the current planning proposal and / or the DA lodgement process

Change	Source
No changes in response to submissions	NA

Spot rezoning (12)

Submission summary	Response summary
Some submissions raised concerns with spot rezoning, suggesting Council advocate for changes to legislation to prevent these types of developments. Some submissions however were supportive of spot rezoning due to the potential to unlock housing capacity in areas not previously identified for residential development. These submissions were generally from major property owners including religious organisations.	The principles set out in *Towards 2040* guide where and how the LGA will grow, and will be addressed in the technical studies and subsequent planning controls. *Towards 2040* is intended to reduce potential for spot rezonings, through identifying where and how growth in the LGA will be managed. The *Environmental Planning and Assessment Act 1979* enables planning proposals to be made to change Council's planning instruments, including changes to land use zoning. Processes were introduced by the NSW Government to allow land owner led planning proposals to be determined/reviewed by Local Planning Panels where councils had not made a determination within a prescribed period of time, or where a planning proposal request was unsupported. Council cannot override current planning legislation that allows proponents to lodge applications for spot rezoning. Any future applications for spot rezoning will be assessed against the strategic directions set out in *Towards 2040* together with other relevant legislative considerations.

Change	Source
No changes in response to submissions	NA

Infrastructure deficit (15)

Submission summary	Response summary
These submissions raised the need for infrastructure to be provided before housing and employment growth, stating there is an existing infrastructure deficit that needs to be addressed before accommodating more people. It was suggested *Towards 2040* should	Whilst aligning infrastructure with forecast growth is important, we recognise that there are existing infrastructure challenges that need to be addressed. Priority 9 seeks to plan for a Northern Beaches supported by infrastructure, together with a number of priorities throughout the document and actions to prepare studies that address both existing

Submission summary	Response summary
be stronger on this matter, or that parts be reworded to prioritise planning for the existing population rather than future residents.	and projected infrastructure needs. These studies include housing, employment, social infrastructure and transport. They also include an LGA-wide land use infrastructure implementation plan which will set out a plan for funding and timing for delivery of all types of infrastructure as the population grows (A9.1).

Change	Source
No changes in response to submissions	NA

Population growth (27)

Submission summary	Response summary
Most of these submissions were unsupportive of population growth, overdevelopment and increased density due to impacts on the environment, lifestyle and concerns that infrastructure is currently inadequate, especially transport infrastructure. One submission suggested that planning for 40,000 new residents was inadequate and that Council should plan for more.	*Towards 2040* is a document that seeks to guide growth and development at a local level as determined by demographic trends and projections. Ecologically sustainable development and growth coupled with appropriate infrastructure are at the core of the document. Changes have been made in response to the GSC Assurance process where they identified a misalignment between the *Towards 2040* housing numbers to 2036 and the numbers released by the GSC, producing a discrepancy of 6,235. See 'housing supply' in P15 for further discussion.

Change	Source
Strategic context text, Figure 7 and Figure 18 amended to change the additional housing demand from 11,200 to 11,747, increasing the estimated demand from +7,865 to +8,347 (Figure 7), to align with updated data from the research into the local housing strategy	Council
See also changes relating to P15 - Housing supply	

Infrastructure delivery including utilities (15)

Submission summary	Response summary
Some submissions were supportive of the priority to ensure population growth is matched by infrastructure and highlighted the need for infrastructure to be maintained over time. It was suggested the infrastructure needed to be smarter and sustainable and built for longevity. The need for Council to plan for all types of infrastructure was addressed, including sewerage services, water, telephone and internet services, garbage and waste services, roads, electricity and gas.	P9 highlights Council's intent for new and upgraded infrastructure to be efficient and flexible and adapt to long-term needs. P7 also includes a principle to support smart technology for improved efficiency. A principle in P9 was amended to ensure infrastructure contributes to the circular economy and considers whole life costs. P9 seeks to ensure that provision of infrastructure accompanies growth in the housing and employment sectors in areas where urban renewal is occurring. The development of an LGA-wide land use infrastructure implementation plan will look to align all types of infrastructure planning with growth, based on housing, employment and social infrastructure studies and additional studies as required (A9.1).

Change	Source
P9 text amended to change reference from 'growth infrastructure compacts' to 'place based infrastructure compacts' to reflect NSW Government changes to term. Glossary amended.	Community
P9 principle amended to ensure new and upgraded infrastructure contributes to the circular economy and considers whole of life cycle costs in addition to being efficient and flexible to adapt to long-term needs	EPA, Community, GSC
P9 principle amended to clarify infrastructure assessment must address social and transport infrastructure. This aligns with the existing principle in the managing growth and change section	Council
Glossary amended to replace 'growth infrastructure compact' with 'place-based infrastructure compact', to align with new policy released by the NSW Government	Community

Financing infrastructure provision, privatisation and public private partnerships (3)

Submission summary	Response summary
Submissions raised concerns that the commitments in *Towards 2040* would increase contributions and costs associated with new development and impact on development feasibility and affordable housing. The need for transparency around infrastructure funding and contributions was highlighted. There was support for the proposed use of value capture and caution to avoid moving assets from public to private control. Some submissions raised concerns with public-private partnerships (PPPs) for infrastructure delivery, highlighting reported issues with the new Northern Beaches Hospital.	For the new LEP and local housing strategy, an LGA-wide land use and infrastructure implementation plan will be undertaken and inform any reviews of council's contributions plans (A9.8*). Contributions plans will ensure that local infrastructure funding and delivery is transparent and equitable, and include the consideration of development feasibility. A9.7* seeks to investigate new funding mechanisms such as value capture. This would have the intent of sharing any land value uplift resulting from unzoning so that it can be shared with the community through public benefit. Council also aims to seek extra funding by working with the NSW government to permit an increase to maximum permitted development contributions under Section 7.11 of the EP&A Act, including for green and sustainable infrastructure (9.5*). The sale and/or disposal of any Council-owned asset is subject to a separate process involving community consultation, and informed by a property strategy, to be developed in A11.2. Public-private partnerships could relate to a large range and scale of developments and would be subject to individual endorsement of the Northern Beaches Council. The Northern Beaches Hospital PPP was undertaken at a State Government (not Council) level and should not be used as the sole reason to limit the potential to consider their suitability in the future.

Change	Source
See also NSW Government Agency submissions and responses for changes made in response to TfNSW and Cancer Institute NSW	

Collaboration and participation for infrastructure delivery (5)

Submission summary	Response summary
Several submissions noted the need for better collaboration with the NSW Government and the importance of ensuring their infrastructure and priorities and budget align with Council. There was also concern that the facilitation process for infrastructure delivery is not transparent and the community is not involved.	*Towards 2040* identifies relevant partners for each action including NSW Government agencies as well as certain associations and organisations. Through the GSC's Assurance Process, Council has received comprehensive feedback from over 16 NSW Government agencies, including requests to partner with Council on certain actions. Consultation on infrastructure delivered by other agencies is outside the control of Council, however Council continues to work closely with relevant NSW Government agencies to advocate for the interests and priorities of our community to ensure improved outcomes. Community involvement processes for infrastructure delivery led by Council will be informed by Council's adopted Community Participation Plan.

Change	Source
In response to submissions, the following agencies and organisations have been added as a partner to actions throughout *Towards 2040*: DPI Fisheries, Sydney Water, EPA, TfNSW, Office of Sport, Cancer Institute NSW, NSW RFS, Create NSW, State Library, Cemeteries and Crematoria NSW, Northern Sydney Local Health District (NSLHD), State Libraries, Australian Library Information Association, Heritage DPC and MLALC	Various
A9.5 deleted as it referred to the preparation of a Community Participation Plan which is now complete (now referred to in Figure 21 and implementation section)	Community
Implementation text amended to clarify the role of community engagement and make reference to implementation of the CPP as ongoing	Community

Liveability – written public submission issues and responses

Note: The numbered actions, figures and maps marked with an asterisk reference the version of *Towards 2040* as presented to the Council meeting 25 February 2020.

P10 – Education including schools, tertiary education and university (34)

School supply and standards (9)

Submission summary	Response summary
Submissions raised the need to deliver more schools, especially in Mona Vale and Warriewood and improve the standard. There was a suggestion to convert demountables into permanent zero carbon buildings and one suggestion that schools should be more vertical.	Planning for schools is addressed in P10 and A10.2 outlines Council's commitment to work with the NSW Government and independent schools to respond to the expected increase in school students. The standard of schools with respect to buildings and performance is a NSW Government matter. Planning controls are generally set out in *State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017* which includes design quality principles. See also the discussion on schools in P23 – Frenchs Forest.

Change	Source
No changes in response to submissions	NA

Proposed university and tertiary education needs (25)

Submission summary	Response summary
Those who supported the university noted the limited availability of tertiary education opportunities on the Northern Beaches and highlighted opportunities to align with specialisations including with the Northern Beaches. Reasons for objections included inadequate supporting infrastructure and a decrease in demand for universities as well as preferences to focus on more targeted educational and vocational opportunities instead such as TAFE.	P10 seeks to establish world-class education facilities, including a university. The Northern Beaches will see many young people transition from high school to tertiary education over the next 20 years, increasing demand for tertiary education which is addressed in P10. It also identifies that the Northern Beaches population has lower tertiary education rates than Greater Sydney and access to universities is limited. Council's support for the establishment of a university is that it be located in a strategic centre close to high-frequency public transport, with supporting infrastructure including student housing or affordable housing. Any proposals for a university would need to demonstrate they achieve these requirements. The exact nature of the education facilities, or potential university will largely be driven by market demand and changing models of education facilities, such as communal learning facilities which are referenced in A10.3. Viability of any new facility is not a relevant consideration for Council. For Frenchs Forest, Council is liaising with the DOE on the matter and will consider a university presence that best meets the needs of the LGA. P10 has been amended to clarify Council's support all forms of tertiary education opportunities including a university. A submission from the State Library identified the important role of libraries in education and providing space by students at all levels, and DPIE – Development and Transactions noted the former Manly Hospital site master plan will consider potential education opportunities.

Change	Source
P10 text amended to clarify that future opportunities include all forms of tertiary education and new models for learning, such as satellite campuses, shared communal learning spaces, online learning; flexible teaching facilities and partnerships.	DPIE – Development and Transactions, Community
P10 text and principle amended to also include tertiary education opportunities (in addition to a university)	NSLHD, Community

Submission summary	Response summary	
A10.1 amended to include reference to investigate partnerships. It was also expanded to reference tertiary education, in addition to a university when investigating opportunities in strategic centres. Department of Education listed as a partner (error fixed)		NSLHD, Community
See also NSW Government Agency submissions and responses for changes made in response to the State Library and DPIE – Development and Transactions		

P11 – Social infrastructure including community facilities, health, sport and recreation facilities and shared use (22)

Submission summary	Response summary
Community facilities These submissions generally supported Council's priority and included calls for more facilities and suggestions for new facilities including at Dee Why and the Warriewood Valley Community Centre and a performing arts venue to support live music, arts and theatre. Many submissions raised the potential for improved shared use of facilities. Some organisations requested recognition of their venues in providing community roles and functions, including: cafes, religious organisations and some registered clubs.	P11 highlight's Council's priority to plan for community facilities and services that meet changing community needs. A11.1 seeks to complete a range of studies in order to achieve this priority, including a social infrastructure study, open space and recreation strategy, children's services strategy, community centres strategy and social plan. This has been amended to reference Council's library strategy. Location of services will be addressed via A11.2 which seeks prepare and implement a property strategy to optimise Council-owned property for long-term benefit, addressing findings of the social infrastructure study. Glen Street Theatre provides a performing arts space. A number of other performing arts spaces are identified on the new Map 15* which has been extracted from Council's Arts and Creativity Strategy. Some registered clubs offer a range of social, lifestyle and community functions that are available for use by the wider community and it is appropriate to acknowledge this role through in P11. Council's contribution plans include a number of infrastructure items, including Warriewood Valley Community Centre. The 'Implementation' section of *Towards 2040* identifies that implementation of the Section 7.11 plan for Warriewood Valley is required. Community facilities in Dee Why are dependent on future development as outlined in the Section 7.11 plan for Dee Why Town Centre. A number of changes have been made throughout Towards 2040 with respect to community facilities, shared use, arts and creative opportunities and partnerships and in response to submissions from Create NSW, State Library and Office of Sport.
Health facilities Some submissions raised concerns with health infrastructure, including issues with the new Northern Beaches Hospital. It was suggested that Mona Vale Hospital should reinstate emergency services and not be closed.	The provision of health services is a NSW Government matter. The findings from the Parliamentary Inquiry into the Northern Beaches Hospital is a matter for Healthscope, who are the operators of Northern Beaches Hospital.
Shared Use Many submissions raised the opportunities to facilitate shared use of community facilities.	The social infrastructure study (A11.1) will make recommendations for innovative social infrastructure delivery models such as shared use/partnership arrangements with other government and non-government organisations (for example, churches and schools) to help address identify shortfalls in social infrastructure provision.

Submission summary	Response summary
Sport and recreation facilities These submissions called for more sport and recreation facilities including aquatic centres and pools to provide water safety education and mental and social benefits. There were calls for recreation to be 'free' and to overcome the perception that the area is dominated by sporting facilities.	A social infrastructure study and open space and recreation study will be completed by Council (A11.1) which will identify the community needs for recreation facilities, such as aquatic centres. Planning for open space for recreation is also addressed in P6. The LGA is fortunate to have a significant amount of publically accessible 'natural' open space and public open space which enables free recreation, unlike some formalised open space or facilities which may incur fees for ongoing use and maintenance. It is Council's intent to ensure that access to natural open space and waterways is sustainable to that these areas are preserved for the future (see P6).

Change	Source
P11, Figure 43* updated to reference 15 children's services (rather than 9)	Community
P11, Figure 44* amended to include legend showing types of social infrastructure	Community
P11 text added to acknowledge the many organisations and businesses that offer a range of social, lifestyle and community functions to local residents including private or not-for-profit organisations such as cafes, sports clubs and other registered clubs	Community
A11.5 amended to add independent schools as a partner (to match Map 12*)	Council
See also NSW Government Agency submissions and responses for changes made in response to Create NSW, State Library and Office of Sport	

P12 – Community needs including seniors, youth and cemeteries (20)

Submission summary	Response summary
Community These submissions highlighted the opportunity that *Towards 2040* provides to integrate international best practice and innovation and address suicide rates, loneliness, household stress and homelessness. The importance of providing healthier and safer spaces was mentioned along with multi-generational living and appropriate dwelling design as solutions toward population retention, health and growth. The importance of fresh food was mentioned with support for community gardens. The importance of shade was also brought up in a submission by the Cancer Council to minimise exposure to UV radiation.	P12 includes principles and actions to develop neighbourhoods that inspire social interaction and inclusion. Healthy and safe spaces are addressed in P12 which supports socially connected communities including a principle to encourage fresh food production in urban areas, such as community gardens. P11 supports planning for social infrastructure that supports community wellbeing. A12.8* outlines Council's commitment to investigate mechanisms to address homelessness. The social plan will review housing diversity and affordability at a high level in terms of impacts on community groups and their health and wellbeing (A12.3*). New text, amended actions and principles have been included in P5 to identify UV radiation as a natural hazard, acknowledge the high incidence of melanoma in the LGA, address UV radiation through tree canopy targets and to incorporate shade design requirements into planning controls and design guidelines (see also P5 green urban environments). Changes have also been made to reference the importance of healthy fresh food in shops in response to a submission from NSLHD, active communities in response to a submission from the Office of Sport and programs to improve literacy in response to a submission from the State Library.
Seniors The need to plan for an aging population was raised including the need to assist older residents to stay in their own homes, improve mental health and concerns with profit-driven aged care facilities. Innovative solutions were also supported such as incorporating preschools with nursing homes.	*Towards 2040* includes references throughout about the ageing population and P12, Figure 45* identifies population growth by age, highlighting the importance of anticipated demographic changes in the LGA. The technical studies will further address likely demographic changes. The actions in P12 include promotion and monitoring of safety, social connection and community health. Also, A12.3* commits to social planning that, amongst other matters, addresses specific demographic cohorts, including youth, older people and people with disability.

Submission summary	Response summary
	Nursing homes are generally provided under State government legislation. Changes to allow for multi-use within these facilities is a matter for consideration for the State government.
Youth Submissions raised concerns with retaining young people, youth suicide and the need for activities for young people and teenagers at night (e.g. festivals and night life).	Council's Youth Development Team provides a range of programs, activities and events targeting young people 12 – 24 years of age. All Council youth events are drug and alcohol free, encouraging young people to go out, have fun and socialise with peers in a safe and supportive environment. Some examples of programs include the Northern Composure Band Competition, 24/7 Youth Film Festival and large scale events at the PCYC attended by up to 800 patrons. Within *Towards 2040*, P12 commits to an inclusive, healthy, safe and socially connected community, with an action to prepare specialised plans for the community including for young people. P30 also outlines Council's commitment to prepare a night-time economy strategy and facilitate diversified night-time activities that avoid the reliance on alcohol-focused businesses and help to address anti-social behaviour in places like Manly, Mona Vale and Newport.
Cemeteries One public submission mentioned that cemeteries (Mona Vale and Frenchs Forest) are expected to be at capacity by 2025-30. It was suggested that Council plan for provision of culturally appropriate cemetery services.	The *District Plan* (P3) identifies that cemeteries and crematoria are key social infrastructure that also need to be accessible geographically and economically, and reflective of a diversity of cultures and backgrounds. A growing Greater Sydney requires additional land for burials and cremations with associated facilities such as reception space and car parking. P12 has been amended to address planning for cemeteries and in response to the GSC Assurance process and a submission from Cemeteries and Crematoria NSW.

Change	Source
P12 text added to reference cafes as an activity element for streets, places and neighbourhoods	Community
P12 text added to outline the need to plan for interment provision in the LGA. A glossary definition was added for interment	Community, Cemeteries and Crematoria NSW
P12 principle added to support the provision of local, sustainable, affordable, innovative and culturally appropriate interment services	Community, Cemeteries and Crematoria NSW
A12.3* updated to include reference to Council's children's services strategy	Community
A12.10* added to investigate mechanisms to address the shortfall in cemeteries, including innovative solutions, earmarking land for more cemetery space and options for Council to acquire further land to expand existing interment services. Cemeteries and Crematoria NSW was added as a partner.	GSC, Community, Cemeteries and Crematoria NSW
Glossary amended to add definition for 'Interment' that means the placement of human remains in the earth or in a mausoleum, crypt, vault, columbarium, niche wall or other structure designed for the placement of such remains. The term 'interment' applies to both cremated and uncremated remains	Community
See also NSW Government Agency submissions and responses for changes made in response to NSLHD, State Library and Cemeteries and Crematoria NSW	

P13 – Aboriginal culture, heritage and communities (11)

Submission summary	Response summary
Aboriginal culture and heritage Support was expressed for this priority and the preservation of indigenous culture and heritage, including the multiple items and sites. A request was	P13 aims to promote, preserve and protect Aboriginal and Torres Strait Islander heritage and culture in partnership with local Aboriginal and Torres Strait Islander communities. It is also addressed in P18 which is to protect, conserve and celebrate heritage.

Submission summary	Response summary
received for Council to proactively liaise and assist with the Aboriginal Support Group – Manly Warringah Pittwater. Suggestions to enhance connections included signage, festivals and cultural celebration and an Aboriginal Cultural Centre possibly at the former Manly Aquarium.	P13 supports stronger engagement and cooperation with Aboriginal communities, and outlines Council's intent to work with local aboriginal communities on how best to facilitate a range of matters that involve Aboriginal cultural heritage. Council is currently preparing the Aboriginal Interpretive Signage Project. At the commencement of this project Council invited all registered Aboriginal stakeholders to participate. With respect to the Manly Aquarium, Council resolved on 26 November 2019 to adopt the Manly West Esplanade Heritage Activation Plan including - waiting on the determination on the Aquarium site prior to commencing the detailed feasibility work for the boardwalk/ harbour pool reinstatement concept. A26.1 includes preparation of the Manly West Esplanade heritage activation plan, including development of any new planning controls required to support the plan.
Crown Lands Transfer Program Queries surrounding the Crown Lands Transfer Program process and engagement. Concern with loss of land currently considered important for environmental protection.	Any Crown Land Transfers would be subject to the relevant tests and requirements of the relevant legislation. More detail on the program can be found online.
Working with MLALC A submission from MLALC stated that MLALCs goals cannot be achieved without feasible land use opportunities that allow the MLALC to manage its lands. Income generation without continual disposal of land is imperative to deliver statutory functions to improve, protect and foster best interests of the local Aboriginal community. MLALC objected to the inclusion of Belrose North in the MRA due to impacts on the feasibility of this land for future development. The submission outlined support of the inclusion of social housing scheme initiatives under A13.3 and requested clarification of how this action relates to Belrose North site. It was requested that Action 13.3 be broadened to include 'establishing and maintaining a suitable asset base'. MLALC also requested inclusion as a partner for A13.1.	A13.3 within P13 outlines Council's intent to work with the MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre, homelessness strategies and social housing schemes and the identification and protection of places with high cultural values. The reference to social housing schemes does not specifically relate to potential housing at Belrose North. Council recognises that MLALC is a major landholder in the LGA that should be consulted on major proposals that would affect their land. Including a reference to feasible and appropriate land use opportunities in A13.3 is supported, as well as adding MLALC as a partner for A13.1. An action was added to P4 to reflect this work as it applies to the MRA. Note that P13 text was amended to reflect updated data on heritage items being four Aboriginal Places and 1,060 Recorded Aboriginal Sites in response to a submission from Heritage DPC.

Change	Source
P13 text box updated to clarify that Northern Beaches Council supports reconciliation with Aboriginal and Torres Strait Islander communities, not just with Councils of the North District, to better reflect A13.5 which includes the investigation of supporting a national treaty between Aboriginal and Torres Strait Islander people and all levels of government.	Council
A13.1 amended to add MLALC as a partner to the development of LEP and DCP controls that protect Aboriginal heritage and areas of cultural significance including the Government Architect NSW's Ochre Grid (once finalised)	MLALC
A13.3 amended to reference feasible and appropriate land use opportunities when working with MLALC to implement initiatives in their community land and business plan	MLALC
A13.5 amended to clarify that Council will work in collaboration with Aboriginal and Torres Strait Islander people when investigating mechanisms to better connect with these communities. Partner clarified as North District councils.	Community

Submission summary	Response summary
See also NSW Government Agency submissions and responses for changes made in response to Heritage DPC and GSC.	

P14 – Arts and creativity (4)

Submission summary	Response summary
One submission suggested that support for art and cultural life is insufficient and requested Council acknowledge the strong representation of the arts and cultural community among individuals and businesses and their contribution to the local economy, including job creation and retention. The remaining submissions made suggestions for arts and creative opportunities including: recognising science as a creative industry, hosting an annual art / solar / wind at Long Reef headlands, a new gallery at Avalon Golf Clubhouse, and integrating art and sculpture with infrastructure.	P14 articulates Council's recognition of individuals and the local business community and their contribution to local economy and jobs creation. This is supported by the principles and actions in P14. It is also recognised in P11 (community facilities), P12 (socially connected communities), P22 (jobs and skills), P24 (Brookvale), P29 (tourism), P30 (night-time economy). P14 includes implementation of the Northern Beaches Arts and Creativity Strategy: Connected Through Creativity 2029 adopted by Council on 22 October 2019. This Strategy incorporates more detailed initiatives and actions to support arts and creativity. Council's resolution of 26 February 2019 was that Council support the refurbishment of the Avalon Golf Club House lower ground floor, within the existing footprint, to include artist's studios and teaching space. Council has not at this point in time resolved to use the Avalon Golf Club House as a gallery. The suggestion to integrate art and sculpture into new infrastructure is supported, a new principle has been added to P9 to this effect. Note P14 has been significantly updated to better reflect the recently adopted Northern Beaches Arts and Creativity Strategy: Connected Through Creativity 2029. A number of changes have also been made throughout *Towards 2040* to address arts and creative opportunities in response to a submission from Create NSW. Arts and cultural activity and education have also been identified as shared use opportunities in response to a submission from the State Library.

Change	Source
P14 title amended from 'An artistic, creative and innovative culture' to 'A community enriched through the arts and connected through creativity'	Council
P14 text updated to acknowledge the role of arts and creativity skillsets for their importance in supporting problem solving and creative solutions and the updated acronym STEAM (Science, Technology, Engineering, Arts and Mathematics)	Community
P9 principle added to incorporate public art projects into infrastructure upgrades	Create NSW, Community
P27 text and A27.2 amended to clarify Council's intent to deliver a contemporary arts and creativity centre in Mona Vale (to reflect terminology in Arts and Creativity Strategy)	Community
See also NSW Government Agency submissions and responses for changes made in response to Create NSW and State Library	
See also summary of proposed amendments for changes made to P14 to reflect the Northern Beaches Arts and Creativity Strategy: Connected Through Creativity 2029	

P15 – Housing supply, diversity and Ingleside (89)

Housing supply including housing projections and proposed locations for housing growth (30)

Submission summary	Response summary
Housing targets Community submissions questioned the proposed housing targets and statistics in *Towards 2040*, and the need to accommodate increased numbers. It was suggested that the increase of granny flats (also known as secondary dwellings) may address housing delivery and affordability issues, and noted these dwellings are not reflected in ABS statistics. Also counted in this number of submissions were requests from property owners for site specific zoning uplift (see P9 response).	P15 identifies that there is capacity for around 6,400 new dwellings to be developed in areas already zoned for growth and 4,360 dwellings in Frenchs Forest Planned Precinct. It is projected that there will be demand for 11,747 dwellings by 2036, resulting in a gap of 962 dwellings (Figure 48*). These figures have been adjusted to align with work progressed on the housing strategy. Five year housing targets are established the NSW Government in the *District Plan*. Medium and long-term housing projected demand in *Towards 2040* are based on population projections and informed by detailed analysis at the LGA level, which is included in the housing issues and opportunities paper. Medium and long term housing targets for the LGA will be established through the local housing strategy (A15.1) which require endorsement from the NSW Government to ensure the LGA contributes to the North District target. Feedback from the GSC Assurance process outlined a misalignment between the *Towards 2040* housing numbers to 2036 and the numbers released by the GSC, producing a discrepancy of 6,235. A significant factor contributing to this discrepancy relates to assumptions made regarding future household size. This matter is being reviewed with DPIE. Concern was expressed that future housing supply does not contribute enough to the 92,000 North District implied dwelling target. *Towards 2040* has been updated to reflect this discrepancy and Council's intention for the local housing strategy (A15.1) to investigate and include a more detailed analysis of housing capacity, including take up and future housing opportunities to inform changes to the LEP. The NSW Government is aware that its methodologies for tracking housing numbers currently does not capture granny flats / secondary dwellings. Council has been advised that the NSW Government is reviewing this issue with a view to improving its housing data. A number of amendments have been made to P15 in response to feedback from the GSC Assurance process, including data on granny flats, seniors living units and boarding house rooms built since 2016, clarification that the 'demand' figure is an implied dwelling target, clarification that the local housing strategy will consider feasibility and clarification that that the existing capacity under current planning controls (for 6,400 new dwellings) is 'feasible' capacity which is further broken down by location in Map 17* and by type in Figure 50*.
Location of new housing Support was expressed for locating much of the new housing in Frenchs Forest and for infill development in existing urban areas, including high density living in strategic and local centres, outside of employment lands, along the coast and transport corridors, without creating 'ghettos' consisting of the same development types. These submissions were unsupportive of clearing bushland for housing, including at Frenchs Forest and Ingleside, and highlighted the need to avoid natural hazard risks.	*Towards 2040* sets out strategic directions to help guide decisions about where housing should be located. P15 includes principles that are specific to the location and form of new housing and address matters such as access and proximity to existing public transport, other infrastructure, and services, the effect of natural hazards or risks (e.g. flooding or bush fire), the existing character of areas, and the social or demographic mix across the community. P15 includes a housing principle to use existing urban land more efficiently to protect the natural environment. The term 'urban land' refers to areas that exclude the MRA and future MRA investigation area including the suburbs of Terry Hills, Duffys Forest, Belrose North and Oxford Falls Valley. Housing options in the MRA will have regard to a range of factors consistent with the principles contained in *Towards 2040*, Council's local housing strategy, and guidance provided by DPIE. The extent of further studies required to finalise

Submission summary	Response summary
There was also some support for housing in non-urban areas like the MRA, particularly from land owners, with one suggestion that this area could accommodate small-scale eco communities, rural land-share or co-housing developments.	new zonings under the Northern Beaches LEP is currently being determined. New development (which includes infrastructure) will be required to meet the strategic directions of *Towards 2040*, which include a number of priorities aimed at protecting the environment. When considering hazards such as flooding and bush fire, there are other legislative layers such as Ministerial Directions and the PBP guidelines that require us to look at development holistically.
SEPP exemptions Support for Council's intent to seek exemptions to State Environmental Planning Policies (SEPPs) for boarding houses, seniors housing and medium density housing (SEPP exemptions) as outlined in A15.3 and also with respect to the MRA outlined in A4.4. It was also noted that boarding houses and secondary dwelling developments should be restricted as outlined in A16.5. There were also strong objections to these actions with concerns this would adversely impact on housing affordability and diversity.	Council's local housing strategy will need to demonstrate how the needs of the community would be met with respect to boarding houses, seniors housing and medium density housing to justify any exemptions to certain SEPPs. The local housing strategy (A15.1) will be subject to a separate process of community engagement to afford the community the opportunity to have a say as part of this process. In response to feedback from the GSC Assurance process, actions 2.2, 4.4, 15.3, 16.5, 28.2 were amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy.

Change	Source
A4.4 amended to clarify State policies include those for boarding houses and medium density housing as well as seniors housing to align with A15.3	Community
P15 text and Figure 48* amended to change the additional housing demand from 11,200 to 11,747 (resulting in a gap of 962 replacing 480). Text also amended to clarify that this equates to 652 dwellings/year (not 620 dwellings/year)	Council
See also NSW Government Agency submissions and responses for changes made in response to GSC	

Housing diversity including boarding houses and medium density (24)

Submission summary	Response summary
Most submissions supported increased housing diversity. These submissions highlighted the need for universal housing, intergenerational housing, seniors housing and housing for families. There was some support for boarding houses and low rise medium density development such as townhouses in the right locations. Many submissions objected to further high rise development and apartment buildings. Submissions also raised matters relating to housing design, including the need to integrate with local character, provide communal spaces for social interaction, private open space and parking even in places well serviced by public transport. A question was also raised as to the relevance of removing the Floor Space	Demand for diverse housing, including medium density, is discussed in the *District Plan* as well as the housing issues and opportunities paper. Demand is associated with the spectrum of household types that is present within the Northern Beaches. P15 includes a principle to provide greater housing diversity and this will be addressed in the local housing strategy (A15.1). The local housing strategy will inform the types and mix of housing required across the LGA and identify suitable locations. This strategy will inform LEP and DCP controls to ensure the supply and mix of housing represents community needs including apartment mix controls; low-rise medium density housing; adequate communal spaces in higher density development; requirements for adaptable housing and universal design (A15.2). Consideration of housing types in the local housing strategy will address design controls such as site coverage, open space and parking requirements. Communal spaces in residential flat buildings, including rooftops, will be addressed in new LEP and DCP controls as outlined in A12.4*, and supplement the NSW Government Apartment Design Guide requirements for communal open space. The need for housing to integrate with local character is addressed in P17 and A17.1 which identify the need for a local character study and local character planning controls for key areas. Place plans will

Submission summary	Response summary
Ratio (FSR) control in Manly as outlined in A15.2.	respond to the recommendations of the local housing strategy using a place-based approach to planning for local character (see A17.2). With respect to the Manly FSR controls, previous reviews of planning controls have identified the need to remove this control and develop new planning controls as part of the new LEP and DCP.

Change	Source
P15 text amended to change the term 'Medium Density Housing Code' to 'Low Rise Medium Density Housing Code' for clarification, and update the date for the commencement of this code from the 31 October 2019 to the 1 July 2020. Reference to Council's request for an extension to the deferral of this code has been updated to explain that Council is considering alternatives to the Code in the preparation of its local housing strategy, including greater opportunities for small lot housing and dual occupancy housing close to existing centres.	Community
See also NSW Government Agency submissions and responses for changes made in response to GSC	

Ingleside future and planning (10)

Submission summary	Response summary
Submissions raised the issue that the future of Ingleside is unclear and requires clarification including whether the proposed housing targets are considered. Submissions in support of Ingleside recommended Council pursue the expedited delivery of the Ingleside Growth Area and that development from the centres could be allocated towards Ingleside. Submissions objecting to the Ingleside Growth Area raised concerns with natural hazards and environmental impacts.	This is addressed in A8.7 and A15.6 which seek to resolve the future of Ingleside to ensure any development is sustainable and resilient to natural hazard. The draft Precinct Plan was officially withdrawn by DPIE, the lead for this project, due to identified and unacceptable bush fire risks. DPIE is currently undertaking bush fire evacuation modelling to determine whether any further development could safely exist in the area (A15.6). The future zoning of Ingleside will depend upon the outcomes of a strategic bush fire assessment and other studies being undertaken by DPIE (A8.7). P4 outlines that Ingleside may be included in the MRA depending on the outcomes of bush fire investigations. Note that P4, Figure 30* has been amended to show Ingleside in the illustrated map for the MRA, for illustrative purposes only.

Change	Source
No changes in response to submissions	

P16 – Affordable and social housing provision, boarding houses and rental conditions (28)

Affordable housing / social housing (28)

Submission summary	Response summary
General feedback Some submissions were unsupportive of Council addressing the need for increased affordable and social housing suggesting that this area will never be affordable due to the coastal location and that this was outside the area of Council's responsibility. Many submissions were supportive of addressing the deficit of social and affordable housing but raised concerns that the proposed 10% target was not high enough and there was limited	Providing more diverse and affordable rental and social housing options will help low to moderate income households including families and key workers, such as police and health care workers, stay in the area. It will mean people of all incomes and backgrounds can participate in the community. Councils have powers to address affordable housing issues through the *Local Government Act 1993*; the *Region Plan*; the *District Plan*; *the Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy No.70.* A16.1 looks to increase the supply of affordable rental housing through the local housing strategy and LEP and DCP controls, A16.4 looks to investigate opportunities for joint projects to deliver social and affordable rental housing with local community housing providers and

Submission summary	Response summary
opportunities within the LGA to provide any significant housing uplift which would trigger this requirement.	A16.6 involves establishing a memorandum of understanding with the NSW Government to improve social housing provision in the LGA. Council has prepared a draft affordable housing contributions scheme for the Northern beaches LGA in accordance with Council's endorsed Affordable Housing Policy and Action Plan. The objectives of the Scheme are to provide local residents and key workers on low to moderate incomes with access to affordable rental accommodation to assist them to enter the private rental market or home ownership. The Scheme will apply initially to the Frenchs Forest Planned Precinct (A16.3), however may be extended to other areas that are rezoned as part of the local housing strategy or are subject to increases in residential density in the future. Contribution rates will be required to be developed and tested to ensure that the rate is viable and will not impact on development feasibility.
Rental conditions The need to investigate fair lease conditions for renters was raised, advocating support for reform to the *Residential Tenancies Act*. Concerns were raised of increasing rental rates and conditions in rental agreements that favour landlords over renters and associated impacts on mental health, suicide, financial stress and homelessness.	The *Residential Tenancies Act 2010* and *Residential Tenancies Regulation 2010* outline rights and obligations to landlords and tenants. Concerns with NSW legislation should be directed to NSW Government. The local housing strategy and social plan will review housing diversity and affordability at a high level in terms of impacts on community groups and their health and wellbeing (A12.4). Mechanisms to address homelessness will be investigated (A12.9).
Boarding houses Some submissions raised objections to boarding houses while others supported these housing types in the right locations. Several land owners and providers of affordable housing raised concerns with the proposed SEPP exemptions on boarding houses (A16.5) and the potential impact on housing delivery. Shelter NSW suggested that Council advocate for the NSW Government to amend the Affordable Rental Housing SEPP to ensure affordability, specifically, requiring dwellings delivered under the SEPP to be affordable to low and very low income earners.	Council's local housing strategy would need to demonstrate how the needs of the community would be met with respect to boarding houses, seniors housing and medium density housing to justify any exemptions to certain SEPPs. In response to feedback from the GSC Assurance process, actions 2.2, 4.4, 15.3, 16.5, 28.2 were amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy.

Change	Source
No changes in response to these submissions.	
See also NSW Government Agency submissions and responses for changes made in response to GSC	

Affordable / social housing provider feedback (5)

Submission summary	Response summary
Submissions were received from several providers of affordable housing, including Bridge Housing, the Community Housing Industry Association, Landcom, the Salvation Army and Shelter NSW.	A16.1 seeks to increase the supply of affordable housing through Council's local housing strategy and LEP/DCP controls. A16.2 seeks to implement Council's Affordable Housing Policy and Action Plan which currently addresses a number of these recommendations including collaboration with community housing providers and working with others (including other local councils and State Government) to deliver affordable rental housing.

Submission summary	Response summary
Providers offered assistance to Council in identifying affordable housing opportunities and mechanisms to deliver the proposed affordable housing targets, offering a number of solutions. It was suggested that Council specify the proportion of lower-income renters living the Northern Beaches, the percentage that experience housing stress and the levels of that housing stress.	A demand analysis for affordable housing has been included within the housing issues and opportunities paper, which will be further explored within the local housing strategy (A15.1). Council will continue to work with DPIE and DCJ to implement housing feasibility tools which will assist in identifying opportunities where higher rates of affordable housing may be achieved. Council's local housing strategy (A15.1) will investigate other opportunities to deliver affordable housing, potentially including consultation with not for profit and private sector, application of special rate levies, and implementation of planning mechanism to encourage affordable housing developments. P16 was amended to include further detail on the number of low income households on the Northern Beaches. Note that A16.5 was amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy and align with actions 2.2, 4.4, 15.3, 28.2. .

Change	Source
P16 text added to clarify definition of low income households (falling into approximately the bottom 20% of equivalised incomes across Australia or under $500 per week in 2016) and identify the number of residents that fell into this category in 2016	Community
P16 text amended to clarify that more diverse and affordable rental and social housing options will help very low to moderate income households as well as key workers.	Community
A16.5 amended to ensure social and affordable housing caters for very low to moderate income earners	Community
See also NSW Government Agency submissions and responses for changes made in response to GSC	

P17 – Local character, design excellence and the public domain (22)

Submission summary	Response summary
Concerns that population growth and future development will adversely impact on the existing lifestyle and quality of life and relaxed, coastal and family friendly character of the area. Specific mention was raised of retaining the character of villages and places, including Avalon Village, Ingleside, Mona Vale, Narrabeen and Newport. There were also calls to clarify the future of residential areas outside of targeted growth areas. Suggestions to protect local character included the use of local character statements, including those that align with the current Pittwater DCP. Other suggestions included addressing design excellence, biophilic design, exemptions from State policies and retaining the suburban character and stand-alone houses and avoiding developments such as Dee Why style unit blocks. The importance of Aboriginal and European culture and heritage was also raised with respect to local character	Local character is addressed in the *Towards 2040* vision along with a number of priorities that are aimed at enhancing lifestyle and quality of life, such as P19 public transport; P11 community facilities and services and P17 local character. A local character study is being prepared (A17.1) as part of the process of preparing Council's new LEP and DCP to accommodate growth where appropriate, whilst ensuring that local character is maintained or enhanced. This study will include an investigation of key scenic and cultural landscapes and be guided by the DPIE's guidelines. The results of this work will be used to inform local character content in either or both of the LEP and DCP. This may trigger local variations or, in exceptional circumstances, local exclusions from State policies. Implementation of place-based approaches to planning will ensure future development is keeping with the vision for the locality, whilst addressing the overall LGA vision set out in *Towards 2040*. A17.2 will implement place planning that applies a place based approach to planning for local character. P17 acknowledges the communities role in informing decision making and place-based approaches to planning. Heritage and culture and design excellence are also important considerations for local character in P17 (refer to Figure 55*). Design excellence will be addressed through controls in the new LEP and

Submission summary	Response summary
along with consultation with the community. Submissions from private developers noted that local character should not be mutually exclusive of new development and that growth can be accommodated in ways that maintain and respect local character and addressed in Council's DCP.	DCP (A17.1) and through the establishment of a design excellence review panel (A17.4). A principle has been added to acknowledge the importance of design excellence and of heritage and culture in local character and place.

Change	Source
P17 principle added to acknowledge the importance of heritage and culture in local character and place	Heritage DPC, Community
P17 principle amended to reference design excellence when renewing great places to align with the intent to prepare LEP and DCP controls that incorporate design excellence (A17.1) and establish a design excellence review panel (A17.4).	Council
A17.1 amended to update reference to Council's public domain guidelines as an 'urban design framework and guidelines for public spaces'.	Community
A17.1 amended to clarify that Council will review built form and landscape controls to ensure good design as part of the new LEP and DCP	Community
A22.1 amended to clarify that Council will improve the amenity, built form and design of centres and non-residential buildings	Community

P18 – Aboriginal and European heritage (7)

Submission summary	Response summary
Submissions raised the importance of protecting heritage, including Aboriginal sites and historic and modern heritage buildings. Suggestions were made for a curated local history study for schools, expanding the Manly Art Gallery as a local history museum and enabling adaptive reuse of heritage items in Council's controls. Queries were made on the progress of the thematic history study and heritage register with the suggestion that communities should be encouraged to suggest items. One submission suggested heritage is minor in value and should not drive strategy.	P18 identifies the importance of protecting, conserving and celebrating heritage, including the LGA's history and identity and reflects community sentiment outlined in *Shape 2028*. It includes principles and a number of actions to address identified gaps between the three planning frameworks and to address the *District Plan*. Principles in P18 will guide planning for new development. A18.1 includes preparation of heritage studies to strengthen planning for heritage in the LGA. A18.2 includes development of new LEP and DCP controls that protect, conserve and celebrate heritage. When the draft Northern Beaches LEP is placed on public exhibition, the community engagement program will afford opportunities for community members to make submissions about any aspect of the draft LEP, including heritage items, potential items and matters around heritage management. A18.3 and A18.4 outline Council's intention to educate the community and investigate how we can improve heritage through mechanisms such as heritage advisory service, significant tree register and memorials and monuments register; conservation management plans for Council-owned heritage items; securing grants to upgrade Council-owned heritage items; and a heritage award program. Note that changes have been made to P18 to reflect updated data on State Heritage items from 15 to 16 and A18.3 in response to a submission from Heritage DPC.

Change	Source
See also NSW Government Agency submissions and responses for changes made in response to Heritage DPC	

Productivity – written public submission issues and responses

Note: The numbered actions, figures and maps marked with an asterisk reference the version of *Towards 2040* as presented to the Council meeting 25 February 2020.

P19 – Regional transport including the Beaches Link Tunnel, B-Line and BRT and mass transit (58)

Beaches Link Tunnel proposal including public transport (18)

Submission summary	Response summary
Those who objected to the Beaches Link Tunnel raised concerns with the expense and impacts including on character, loss of public open space (Balgowlah Golf Club) and location of unfiltered exhaust stacks close to schools, child care and aged care facilities and the location of the tunnel entrance (opposite Balgowlah Boys High School). Impacts on the environment were also raised including the road widening on Wakehurst Parkway and proposed threat to wildlife. There were concerns that the Tunnel would increase car dependency and local congestion as it was intended primarily for cars and trucks. Those who supported the proposal were generally of the view that it be used for public transport including electric buses, trackless trams or light rail, suggesting the tunnel should only support no emission transportation to avoid potential impacts of exhaust stacks.	P19 outlines initiatives to improve public transport including the Beaches Link Tunnel, subject to public transport, aligning with Council's endorsed position from our Transport Strategy, *Move*. A19.7 identifies the importance of public transport as part of the Beaches Link Tunnel and TfNSW are identified as a partner for this action. TfNSW 's submission to the draft *Towards 2040* clarified the NSW Government has not confirmed or committed to the type of public transport services to be provided in the Beaches Link Tunnel. They suggested Council make a number of changes to *Towards 2040* including updating the extent of the tunnel investigation area and clarifying that future stages of development at Frenchs Forest are dependent on longer term transport options such as the Beaches Link Tunnel and BRT from Brookvale Dee Why to Chatswood.

Change	Source
A19.10 amended to seek consideration of Beaches Link Tunnel as part of the metropolitan city-serving network	Community
See also NSW Government Agency submissions and responses for changes made in response to TfNSW and GSC	

B-Line extension to Newport, east-west links and transition to BRT (30)

Submission summary	Response summary
B-Line extension to Newport Some submissions objected to the proposed extension of the B-Line to Newport, citing concerns with impacts on local character, parking, businesses, congestion and an assumption this would result in increased development in Newport and further north. It was suggested that Council resolved not to extend the B-Line due to concerns re increased development. Some of these submissions called for enhanced express services to and from Palm Beach instead (e.g. E88) along with the expansion of Keoride. There was also support for the B-Line extension to Newport suggesting the anti B-Line stance was not reflective of the whole Newport community's wishes. It was outlined that many people living in Newport and Avalon drive to Mona Vale in more than one car to get to work and that the existing Keoride service does not work for busy commuters.	The proposed extension of the B-Line to Newport is consistent with Council's Transport Strategy – *MOVE*. The Structure Plan has been amended to be consistent with Map 19 and A19.5 which identify the B-Line extension to Newport.
B-Line and BRT Transition Support was expressed for the proposed BRT between Manly and Brookvale, Dee Why to Chatswood along Warringah Road and from Mona Vale to Macquarie Pak along Mona Vale Road. These submissions generally also supported the proposed transition of these routes to BRT and required infrastructure upgrades including 24 hour clearways/bus lanes. Issues were raised with the existing B-Line infrastructure stating the car parks are too small and above ground rather than underground with units above, explaining land use could be more efficient. It was suggested that Council buy land to build car parks. Some submissions raised concerns about the feasibility of BRT, however, particularly between Newport and the city, mainly due to impacts on parking and businesses along these corridors.	P19 includes actions for Council to advocate for BRT along the B-Line and east-west links along with an action to investigate public transport corridors and future routes, aligning with Council's *Move* Transport Strategy 2038. The wording of the action has been clarified to reference mass transit as intended which includes trackless trams and rail. P19 identifies regional public transport priorities based on a vision for four fast and efficient public transport corridors for the Northern Beaches (which is included in the *Towards 2040* vision and structure plan). Whilst initially these corridors will support improved bus services such as the B-Line, Council intends for these corridors to transition to BRT requiring dedicated transport lanes. Future investigations for BRT will consider impacts, including impacts on parking. A20.1 supports implementation of *MOVE* Transport Strategy and action plans that support shared transport, active travel and public transport which will improve access to the regional public transport network, rather than increase parking. The nature of future BRT corridors will be subject to future planning and collaboration with NSW Government. In response to feedback from GSC and TfNSW, a number of changes have been made to *Towards 2040* to better align with *Future Transport 2056* and note whether transport projects were TfNSW *Future Transport 2056* initiatives or initiatives that Council will advocate for.

Change	Source
Structure Plan (Map 1) amended to be consistent with P19, Map 22* and A19.5 which identify the B-Line extension to Newport	Community
See also NSW Government Agency submissions and responses for changes made in response to TfNSW and GSC	

Mass transit including light and heavy rail, trackless trams (23)

Submission summary	Response summary
Support for mass transit (train, light rail, heavy rail or trackless tram) to reduce reliance on the car and support a walkable urban lifestyle. It was suggested the GSC's vision for a 30-minute city would not be feasible without mass transit, supported by commuter and bike parking, and reservations of land. Some commented that the four corridor vision in *Towards 2040* seemed to place emphasis on roads and serve cars, which is not sustainable, and the need to transition into a rail network in the long term. Suggestions included rail to Terrey Hills and between Chatswood and Dee Why with interchanges at Frenchs Forest and Dee Why connecting the north, south and west. Support was also expressed to plan for future train corridors in centres such as Frenchs Forest. Many submissions raised the need for mass transit to be implemented before any additional housing growth is considered in order to address existing traffic congestion.	*Towards 2040* brings together transport and land use planning to ensure new development is located in areas with good public transport access. A number of priorities and actions work towards reducing reliance on the car, including P19 which identifies regional public transport improvements and P20 which supports active travel. Transport priorities outline initiatives to continue improvements to public transport, including investigation of mass transit. A19.9 identifies the need to investigate and protect future routes and interchanges. This action has been amended to clarify its intent, which includes investigation of mass transit. Transport planning for Frenchs Forest is addressed in P23 and A23.7 which identify transport improvements to Frenchs Forest. Planning for Frenchs Forest town centre has regard to transport projects in *Towards 2040*, including public transport to Chatswood and the Beaches Link Tunnel. The priority includes principles to guide planning for the area, including integration with the area's bushland, connecting to the broader active travel and public transport network and prioritising walking in the town centre. In response to feedback from GSC and TfNSW, a number of changes have been made to *Towards 2040* to better align with *Future Transport 2056* and note whether transport projects were TfNSW *Future Transport 2056* initiatives or initiatives that Council will advocate for.

Change	Source
A19.9 amended to clarify Council's investigations into future transport routes includes mass transit	Community
See also NSW Government Agency submissions and responses for changes made in response to TfNSW and GSC	

P20 – Connectivity through public transport, active travel and technology (68)

Public transport improvements including electric buses and local services (52)

Submission summary	Response summary
Submissions were generally supportive of improved public transport and the need for more frequent bus services and smaller buses on less popular routes. There was opposition to the privatisation of buses and calls for Council to advocate on this matter. Support was expressed for improved ferry services and sustainable transport including electric buses. Submissions raised the need for local bus connections to extend the reach of the regional transport network and provide services to local centres and improve public transport in the LGA. Suggestions included more efficient	*Towards 2040* supports transit-orientated development. Limited public transport results in unsustainable dependence on cars. The provision of improved public transport will result in many benefits including reduced impacts on the environment, improved liveability and better access to jobs and services. P19 outlines initiatives to improve public transport on regional transport corridors whilst P20 focuses on improving local transport networks. A20.1 includes preparation of a public transport plan which will look at the overall local public transport network. Other services, such as local bus services and on-demand services may also provide future transport opportunities to enhance connectivity. The time frames for delivery of public transport actions is largely dependent on NSW Government and will be addressed in the LGA-wide land use infrastructure implementation plan (A9.1).

Submission summary	Response summary
connections to Balgowlah, Curl Curl, Allambie and the northern peninsula area; the Northern Beaches Hospital via Wakehurst Parkway; improved services by Forest Coach lines (e.g. Davidson, Belrose, Terrey Hills) and a local hop-on, hop-off bus between Newport and Palm Beach in peak tourist times. One submission noted the large proportion of people working from home in the former Pittwater area suggesting this negated the need to improve transport to these areas.	For Frenchs Forest, the Structure Plan identifies a number of public transport connections (existing and proposed) to Northern Beaches Hospital. Although Wakehurst Parkway is not identified as a key transport project in *Towards 2040*, opportunities for improved connections across the LGA will be considered in Council's public transport plan (A19.1). P9 already identifies wharf and ferry services as a key transport collaboration project. Amendments have been made to highlight the significance of the blue corridor and investigations for improved ferry connections to Manly.

Change	Source
P19, Map 22* amended to clarify the Manly-CBD ferry is our blue highway, as per the Structure Plan	Community
A19.8 amended to clarify the investigation of new ferry connections to places such as Clontarf will also include investigations into improved ferry services to Manly	Community
P20 principle amended to clarify the intent of supporting smart technology, such as trials of new systems, is to assist people to move around more efficiently	Community
P26, Figure 72* amended to identify Manly wharf area as a transport interchange as a key element of the centre	Community

Active travel including cycling and walking infrastructure (22)

Submission summary	Response summary
Submissions supported improved walking and cycling infrastructure. It was noted the small percentage of walking/cycling in journey to work (5%) was reflective of existing poor infrastructure which is car centric as opposed to places in Europe. The benefits of active travel were noted including health benefits, reduced carbon emissions and car dependence, safety and community wellbeing and cohesiveness. For cycling, there was support for separated cycle access on roads, bike parking and storage at hubs. Suggested infrastructure included a shared foot path linking North Avalon and Palm beach along Barrenjoey Rd and dedicated cycle ways from Mona Vale to Church Point to Terrey Hills, Roseville Bridge and Spit Bridge. It was also suggested that footpaths accommodate cyclists where sections of road are dangerous. For walking, improved footpaths were suggested along with streetlights for safer road environments.	Council has an ongoing capital works program for improvements to footpaths and bike paths with $3 million per year dedicated to footpaths. Funding is allocated annually and improvement works are prioritised across the LGA according to local condition and safety and community needs. RMS and TfNSW also contribute to funding for active travel, with $20 million invested in active travel improvements as part of the B-Line project. In *Towards 2040*, P20 outlines Council's overall vision for improvements to walking and cycling connections. It includes principles to prioritise safe cycling routes separated from vehicle traffic, and to prioritise waking infrastructure within proximity to strategic and local centres. A20.1 is to implement Council's Walking Plan, prepare and implement a bike plan, and pedestrian access mobility plans. The bike plan will include further detail on planned cycleway upgrades and initiatives such as end of trip facilities and bike parking. The walking plan identifies opportunities for footpath upgrades. These plans focus on enhancing walking and cycling to other modes of transport, in addition to being the primary mode of transport. A20.4 outlines Council's intent to investigate 'safe cycling routes separated from traffic' and A20.5 will ensure that place plans encourage active travel, and public domain improvements such as bike parking. The importance of active travel infrastructure is also highlighted in housing principles to ensure new housing is located close to public transport to reduce car dependence (P15). For Frenchs Forest, P23 includes a principle to improve public transport connections and cycle routes to Chatswood and Spit Bridge. Changes have been made with respect to active travel opportunities and Greater Sydney Principal Bicycle Network in response to submissions from TfNSW, GSC and NSLHD.

Submission summary	Response summary
Change	**Source**
See also NSW Government Agency submissions and responses for changes made in response to TfNSW, GSC and NSLHD	

Transport technology including autonomous vehicles, electric cars and the sharing economy (9)

Submission summary	Response summary
These submissions were supportive of transport technology including electric buses, e-bikes, scooters and electric cars. It was suggested that Council should lead the way in this area despite community sentiment and advocate for initiatives such as small electric buses that run between outer suburbs of the LGA. It was noted that autonomous cars will create a different footprint and demand in the future. Support was also expressed for more shared on-demand services including Keoride in the north and Uber Pool Ferry in Manly. Although Keoride was generally supported, it was noted by some that this service didn't sufficiently cater for commuters.	Council will continue to review and adapt to technology advancements through regular review of *Towards 2040* and *MOVE* Transport Strategy. For example, A21.2 identifies the need to prepare planning controls that consider clearance heights in car parks (adaptability), car share and electric vehicles. P20 supports a sustainable local transport network, including trials of new systems, such as Keoride, and smart technology to move around more efficiently. On-demand transport trials are also identified in P9, Map 12* which shows collaboration projects. A20.1 includes implementation of Council's Shared Transport Policy along with *MOVE* which includes 'integration of on-demand and shared mobility services into the wider public transport network' and 'supporting the expansion of the public transport network, including its integration with commuter parking and active travel networks.

Change	Source
P20 principle amended to clarify the intent of supporting smart technology, such as trials of new systems, is to assist people to move around more efficiently	Community
Glossary amended to add definition for 'Smart city' as a concept for a city that incorporates information and communication technologies (ICT) to enhance services such as energy, transport and utilities and improve sustainability	Community

P21 – Road space, friendly streets, freight and parking (30)

Reallocation of road space, friendly streets and freight (7)

Submission summary	Response summary
Support was expressed for reprioritising road space to accommodate changing needs including autonomous shared vehicles and reduced car ownership. There was support for Council's intention for local streets to be safe and plan for improved traffic flow and safety. Suggestions were made for traffic calming, road closures, conversion of roads into laneways and shared or walkable 'healthy streets' such as in London's City Council plans. Concern was also expressed with respect to increasing freight deliveries and associated impacts on noise and safety.	P21 and A21.1 involve implementing TfNSW's Movement and Place framework to better utilise existing road space and improve accessibility, walkability and safety. P21 addresses the importance of efficient freight connections to service more people, goods and services, and will be addressed through the preparation of a freight plan and road safety plan (A21.1). A21.2 identifies Council's intention to development LEP and DCP controls to address, delivery and waste collections; parking rates to reduce car dependency near public transport; noise mitigation on freight corridors; and requirements for car share and electric vehicles. P21 has been amended to clarify its intent, which is to redesign road space and facilities to match changing community needs. Changes have also been made with respect to planning for urban freight in response to a submission from TfNSW. A17.1 has been amended to refer to Council's work in preparing a design guidelines across all open space. This will integrate directions

Submission summary	Response summary
	set out in *Towards 2040* into public domain design, such as high quality streets that support healthy living.

Change	Source
A17.1 amended to update reference to Council's public domain guidelines as an 'urban design framework and guidelines for public spaces'	Community
P21 priority heading amended from 'Road space and facilities to match changing community needs' to 'Redesigned road space and facilities to match changing community needs' (to address clarify the intent of the priority)	Community
P21, Map 25* amended to show waste facilities in relation to the LGA supported by a text box. This is supported by actions in P21 which relate to urban freight, which includes responding to increased waste collections	EPA, GSC, Community
See also NSW Government Agency submissions and responses for changes made in response to TfNSW	

Parking needs (29)

Submission summary	Response summary
Concern was expressed that there was insufficient parking in centres and at B-Line bus stops. There was concern the proposal to reduce parking requirements in local shopping precincts would adversely impact on retail business viability. It was suggested that apartments should have more than one car parking space, even if near public transport, in order to mitigate on street parking issues. Suggestions to improve parking provision were made, such as using land at Ingleside, reducing the number of boats, trailers and caravans parking long-term on local streets and using the Manly town centre parking model.	Council's strategic direction is to focus efforts on improved public transport to strategic centres and prioritising pedestrians over cars in centres rather than increased parking. A21.1 involves implementing TfNSW's Movement and Place framework and Council's Transport Strategy, *MOVE* through completing action plans such as parking and local parking management plans for town centres including higher turnover parking in areas of high demand. A20.2 commits to new LEP and DCP controls for reduced parking requirements in centres well-serviced by public transport in exchange for public benefit. The intent of this action is to reduce car dependency and encourage the use of public transport. Locational specific requirements for new developments will respond to the public transport accessibility of the area to support use of public transport. In February 2019, Council considered the outcomes of a trial program to limit trailer parking (including boat trailers) in certain locations and resolved that Council endorse the exploration of further options to manage trailer parking as part of the future Northern Beaches Parking Plan which is a deliverable in A20.1. A decision on the future zoning of Ingleside is subject to the completion of a detailed bush fire evacuation study of the area with DPIE (A15.6). Council will not be in position to consider alternative uses until this work is complete.

Change	Source
No changes in response to submissions	NA

P22 – Jobs, centres and retail (38)

Job opportunities and working from home (13)

Submission summary	Response summary
Job opportunities These submissions included suggestions to improve job opportunities in the LGA, including more part-time employment opportunities for under 18s, upskilling the community, providing for higher paying jobs,	A22 includes a principle to attract jobs that match the skills of residents. This is be achieved through preparation of an employment study (A22.1) and economic development plan (A22.2), new LEP and DCP controls and precinct specific profiles for each centre and business park. The employment study background report, that supports *Towards 2040*, identifies that population-serving jobs will grow on the Northern

Submission summary	Response summary
provision of specialised housing including for key workers and students and growing business parks supported by residential accommodation. The knowledge and creative industries were recognised along with the need to improve transport to assist with this. There was also a request that *Towards 2040* reflect the need to increase volunteer opportunities.	Beaches. It also acknowledges the challenge of the growing gap between the types of local jobs and the skills of residents and the transport constraints. The actions in P22 address this. P10 supports increased availability of local education opportunities (principle) which would include opportunities for training and upskilling, while P16 and A16.2 make reference to the need and prioritisation of affordable rental housing for key workers. It is noted that part-time employment opportunities are increasing, particularly in areas such as retail, hospitality and tourism, which tend to provide a large proportion of employment opportunities for young people. Volunteering and 'informal' employment may be something that is considered as part of the economic development plan, especially mentoring start-up businesses (A22.2). P22 was amended to acknowledge the need to expanded volunteer opportunities, in addition to employment opportunities to support independence later in life.
Decentralised economy including working from home Concern that there is too much focus on strategic centres in achieving a strong local economy since strategic centres in the Northern Beaches are low-key and sparse relative to other areas in Sydney. Suggests alternative approach of recognising unique characteristics instead e.g. decentralised tourism economy, online working and large proportion of people working from home.	P22 acknowledges the important role of strategic centres, in addition to local centres, working locally (i.e. work from home) and future growth industries (e.g. tourism). P22 also includes principles to foster business networks and partnerships to connect, promote and grow business.

Change	Source
P22, Figure 64* amended to update the job targets and growth for Frenchs Forest to align with current precinct planning for Phase One (from 12,000-13,000 jobs to 13,300 total jobs in 2036 and growth from 2016 to 2036 from 2,700 to 3,700 to 4,000 jobs)	Council
P22 text amended to expand opportunities for age-friendly centres to provide volunteer opportunities, in addition to employment opportunities to support independence later in life	Community
P22, Map 26* amended to clarify connections between Frenchs Forest to the Eastern Economic Corridor, include economic connections and connections to health and education precincts at Macquarie Park and St Leonards (lining to innovation triangle shown on Map 22)	Community

Centre classifications and activation (21)

Submission summary	Response summary
Centre classification Request that Council review the classification of the nine local centres, concerned that these were only defined by the presence of a supermarket. The importance of local centres in attracting a diversity of local businesses was acknowledged along with providing local jobs and removing the need to commute.	The strategic and local centres were established by the GSC in the *Region Plan* and *District Plan*. Council's employment study (A22.1) provides opportunity to identify if any other centres should be considered as a 'local centre' and the preparation of an economic development plan will help build local economic capacity (A22.2).
Centre activation Council should encourage the establishment of local businesses in centres and help address commercial	P22 supports increasing jobs in local centres to meet the needs of the local population, strengthening strategic centres as high amenity hubs that deliver more jobs closer to where people live, and enhancing local centres to provide local retail to serve the local community.

Submission summary	Response summary
sector issues such as vacancy rates. Suggestions were made to subsidise rents for local and family-run businesses, prevent franchises and luxury shops from opening up and investigating mechanisms that support the growth of creative and small-scale industries.	Actions to stimulate centres and local business will be addressed in economic development plan that responds to the findings of the LEP employment study to build local economic capacity.

Change	Source
P22, Map 26* amended to note that centres play an important role in providing for local jobs and services and are also considered employment hubs (as per the definition in the glossary)	Community

Retail including large format retail and supermarkets (7)

Submission summary	Response summary
Retail including large format retail A number of submissions were received on behalf of the retail sector. These submissions generally supported the principles to grow the economic role of the LGA, and noted significant changes to the retail sector in particular the large format retailing sector. It was recommended Council ensures that the demand, benefit and needs of large-format retailers are considered in the LEP employment study and subsequent development of the new LEP and DCP controls, to provide sufficient land and controls for emerging large-format and specialised retailed uses. Specific mention was made to Council permitting 'specialised retail premises' within a range of zones and areas.	Retail provides a key function in supporting demands of residents and creating vibrant town centres. Planning for retail is addressed in P22 and A22.1, which includes completion of an employment study that will assess demand and projected supply for retail floor space (including supermarkets) to 2036, to identify future gaps. The employment study has been tasked with considering the space constrained nature of the Northern Beaches, the need to protect and preserve industrial land (P28) and align job growth with skills demand by resident (P22). Outcomes of the employment study will inform the preparation of the new Northern Beaches LEP and DCP. In terms of current zones that would permit bulky good retail, it is really only the B5 zones (Brookvale), B6 (Manly Vale and North Narrabeen) and B7 zone at Belrose (added permitted use) which could accommodate this retail format. However, some submissions note that due to site constraints these are not preferred locations. It will be prudent to monitor the evolution of large format retail stores. There are emerging trends surrounding the growth of these stores types. However, it's important to ensure that their growth does not pull consumption away from key centres/hierarchies across the Northern Beaches. Consideration of these formats within existing B5 and B6 zones that also align with existing centre priorities should remain the focus. P22 has been amended to include reference to the important role of retail in the LGA, as our second largest employer.
Supermarkets *Towards 2040* should acknowledge and support the role of supermarkets in anchoring local centres and providing employment. There was opposition to the blanket cap on supermarket size in neighbourhood and local centres such as the defined 1,000sqm cap as defined by the term 'neighbourhood supermarket' in B1 zones.	It is the Standard Instrument that requires a 'neighbourhood supermarket' not to exceed 1,000sqm. The Standard Instrument—Principal Local Environmental Plan, prepared by the NSW Government, is a legislative document that includes elements that cannot be altered in the preparation of LEPs. Council is therefore not able to amend the gross floor area for 'neighbourhood supermarkets'.

Change	Source
P22 text added to acknowledge retail has traditionally played a significant role in the LGA and is our second largest employer	Community

P23 – Frenchs Forest (21)

Submission summary	Response summary
Strategic centre role Some submissions were unsupportive of Frenchs Forest as a state-designated priority growth area and as a health and education precinct due to loss of original low-density character, sportsgrounds, green space and trees. Objections were also raised to the provision of affordable housing and medium and high-density housing in the area. These submissions were mostly concerned about increased traffic congestion caused by construction and continued operation of Northern Beaches Hospital. Some submissions however were supportive of proposed new strategic centre particularly the fact that Frenchs Forest will accommodate most of the growth on the Northern Beaches.	The NSW Government has identified Frenchs Forest as a strategic centre in the *Region Plan* and *District Plan*. This means that the area has been identified for future housing and employment growth over the next 20 years. *Towards 2040* must give effect to NSW Government planning documents. *Towards 2040* sets a vision and aspiration for Frenchs Forest which goes over and above what would otherwise have been delivered as a planned precinct. Council continues to work closely with NSW Government agencies and to advocate for the interests and priorities of our community. These priorities include the provision of high quality open space, a low-carbon precinct with high efficiency in energy, water and waste, a Green Star rating which includes water sensitive urban design measures, urban canopy targets, design excellence and affordable housing. See section 'housing supply' with respect to the proposed discrepancy in housing figures.
Jobs and industry Questions as to the feasibility of the proposed job targets and clarification sought as to retail jobs and impacts on nearby Forestway Shopping Centre. Support was expressed for Frenchs Forest to be a health education and innovation precinct, with a suggestion for adding a med tech precinct where companies can leverage learning from the hospital.	Council's role is to ensure that the application of zones and development controls protects existing employment areas whilst also ensuring opportunities for future expansion in appropriate areas. The town centre is likely to be zoned B4 Mixed use where a range of uses are permitted including retail, commercial office space and health related businesses. The job target for Frenchs Forest (P23) is being addressed through detailed precinct planning (A23.1). P10 identifies opportunities for research and education in health related fields at Frenchs Forest and P22 supports targeted industry sectors and fosters innovative clusters. The employment study (A22.1) and economic development plan (A22.2) will further explore health related opportunities at Frenchs Forest. It is expected that the proximity to the hospital will stimulate growth in health related employment both within the town centre and in the adjoining business park, while a university would stimulate employment opportunities in education and research fields as acknowledged in P23.
Business Park Submissions raised the need for strengthened connections between the hospital and town centre. The business park was seen as an opportunity to support the services for the Northern Beaches Hospital and future population. Property owners raised the potential for new planning controls for the business park to activate the precinct and improve amenity for staff and facilitate existing and future employment uses, including health and education industries and retail. It was suggested that Council support reinvestment and renewal through flexible building heights and floor space ratios.	The Frenchs Forest Business Park was identified in Council's adopted Northern Beaches Hospital Precinct Structure Plan (August 2017) as an area for jobs growth with existing planning controls already allowing for further employment opportunity. The growing use of the hospital and the delivery of Phase One is expected to be the impetus for further economic growth and reinvestment in the area. The function and objective of the B7 Business Park zone is to provide for a range of office and light industrial uses and does not permit retail premises. The draft Northern Beaches Hospital Structure Plan reinforces the role of the Frenchs Forest Business Park for production, research and development (R&D) and office functions. The planned precinct adjoining town centre, will be the focus for retail and other population driven services. P23 includes a principle to strengthen Frenchs Forest Business Park, focusing on attracting health related businesses. This will be implemented via A23.3 which seeks to investigate opportunities to boost Frenchs Forest Business Park; connect workers to the town centre; and ensure the hospital, town centre and business park

Submission summary	Response summary
	function together. Any review of planning controls in this area will have regard to this action and any changes would be subject to further community consultation.
Sustainability Support for a sustainable health and education precinct, and walkable urban lifestyle to replace the existing car dominated area. Submissions raised concerns that the new centre should not come at the cost of the natural environment (including Garigal and Ku-ring-gai Chase national parks and Manly War Memorial Park).	Council is aiming for Frenchs Forest to be a Green Star Community and a low-carbon precinct with high efficiency in energy, water and waste. As described in the glossary, a low-carbon, high efficiency precinct focuses on reducing the carbon footprint through integrating energy, water, waste, transport and building efficiency, drawing on the National Carbon Offset Standard for Precincts. Green Star is a program that delivers a range of environmental outcomes. A23.1 seeks to finalise and implement the Frenchs Forest Precinct Plan including a Green Star Community rating and specific commitments to design excellence and energy efficiency including increased BASIX targets for all new dwellings. The protection of the surrounding environment, bushland and waterways will be a consideration of the project, and is addressed in P1-P4. The *Towards 2040* priorities for environmental protection align with priorities in the *District Plan* and *Region Plan* and will guide future development for both Council and the NSW Government.
Transport Suggest the new town centre should be walkable and replace the existing car dominated area. There was support for mass transit to service the area and requests that Council work with NSW Government to finalise transport plans and end roadworks. Suggestions were made to improve transport to the Pittwater area and questions raised as to the proposed pedestrian link to Narrabeen Lagoon.	A23.1 seeks to finalise the Frenchs Forest Precinct Plan and A23.7 identifies the need to deliver transport projects in P19 for Frenchs Forest. P23 includes principles to guide planning for the area, including integration with the area's bushland, connecting to the broader active travel and public transport network and prioritising walking in the town centre. The Greater Sydney Green Grid project between Northern Beaches Hospital and Narrabeen Lagoon (P5) would be subject to feasibility and environmental assessment and need to be considered in the context of any upgrades to Wakehurst Parkway as identified in Council's Transport strategy *MOVE* (A20.1).
Community facilities Submissions raised questions as to the location of the proposed community facilities, with concerns that changes to Aquatic Reserve will have an adverse impact on natural areas.	An infrastructure analysis was prepared as part of the Frenchs Forest Precinct Plan to identify the future infrastructure requirements of the precinct, including social infrastructure. A community hub is envisaged in the town centre in addition to joint-use opportunities which are being explored by DOE for the Aquatic Reserve precinct. The location for the future recreation and community facilities will be delivered under the Frenchs Forest Precinct Plan and subsequent LEP and DCP controls which are yet to be finalised.
Open space Concern that the plan would result in an overall loss of open space, including sports grounds. Questions were also raised as to the target of 30% landscaped area site control and 25% tree canopy target set in A23.1.	P6 includes a number of principles that focus on the quality of open space and recreation opportunities as opposed to the volume of space. These principles include improving the provision, diversity and quality of open space for recreation, and space that is flexible, versatile, multifunctional and fit for purpose, meeting demand and diverse community needs. A diverse range of high quality recreation opportunities are being planned for Frenchs Forest which significantly improve on the diversity and quality of opportunities that are currently available on these sites. The precinct planning process has identified a desired outcome to retain mature trees on the town centre site to improve urban design outcomes and to maintain tree canopy within the precinct (A23.1). The 25% tree canopy target is based on NSW Government benchmarks for medium to high density residential areas.

Submission summary	Response summary
School relocation Submissions against moving the Frenchs Forest High School to Aquatic Drive with concerns this would diminish open space, conflict with environmental zones and place the school in a bush fire prone area. Concern was expressed of the cumulative loss of education land including Beacon Hill High School, Seaforth TAFE and other sites reserved for education. It was noted the timing given in *Towards 2040* for finalising the Frenchs Forest Precinct Plan has been given an immediate time priority, but the masterplan for an education and recreation precinct has a short to medium timeframe. It was suggested that priority be given to retaining the school site as part of the 'health and education precinct'. Those who supported moving the high school noted potential improvement of congestion and opportunity to integrate the pool with the high school.	According to DOE, the aspiration for any relocation of the high school would be to establish a benchmark secondary school that is integrated with the broader community and sporting facilities. Locating Frenchs Forest High School within the Aquatic Reserve precinct will support enhanced recreation outcomes for both the school and the broader community through shared use of high quality facilities. Council investigated a number of alternative sites and presented this to DOE. DOE's preferred site was Aquatic Reserve. The proposed school development will be required to undergo extensive environmental impact assessment processes as part of the development application process. This will require consideration of impacts to the conservation values of the State Park. The existing high school will not be relocated until a suitable alternative location is identified and new facilities constructed. As our population grows the availability of land is becoming increasingly constrained. A10.2 outlines Council's commitment to working with DOE to respond to expected increase in school students. DOE has responded in recent years with more innovative models of delivery including vertical schools.
University It was suggested the timing of the new university should be ahead of the growth in residential and retail, that the university be integrated with the Northern Beaches Hospital and that it should be located within the town centre.	P10 encourages the investigation of a university in a strategic centre. While Council has been proactively working to locate a university presence at Frenchs Forest, the timing and delivery of this outcome is dependent on a number of factors beyond Council's control. Council has been working with universities to determine their future needs and preliminary advice received is that they would like certainty in the planning controls prior to making a commitment to locate at Frenchs Forest. Although co-location with the Northern Beaches Hospital brings about many opportunities, further research and consultation will dictate the final form and location of any future education facility in the Northern Beaches. The preferred location for a university at Frenchs Forest is within the mixed use town centre where it would benefit from the amenity and support the vibrancy of the town centre. Given the town centre is to be delivered within Phase One, it would be likely that development of a university could occur before additional dwellings are delivered as part of Phase Two (10 years) and Phase 3 (10 years +).

Change	Source
Figure 18 amended to update the targets for new jobs from 7,000-13,000 to 9,000-13,000 to align with the Frenchs Forest precinct planning	Council
P22, Map 26* amended to clarify connections between Frenchs Forest to the Eastern Economic Corridor, include economic connections and connections to health and education precincts at Macquarie Park and St Leonards (lining to innovation triangle shown on Map 22)	Community
Towards 2040 maps, figures and text updated to change reference from 'Frenchs Forest Planned Precinct' to the 'Frenchs Forest strategic centre'. The term 'planned precinct' is only applicable when referring to Phase One.	Council
P23, Figure 66* amended to clarify that the jobs targets relate to Phase One of the planned precinct, including updates to job targets (growth from 2016 to 2036 from 3,700 to 4,000 jobs)	Council
P23 text and Figure 67* amended to clarify that future phases of the Frenchs Forest Planned Precinct will be located in the strategic centre, with updates to Figure 67* more clearly delineating the boundary and location of the Planned Precinct – Phase One and the Warringah Aquatic Centre as part of the education and recreation precinct	TfNSW, Council

Submission summary	Response summary	
A23.2 amended to change reference from the 'Warringah Aquatic Centre' to 'Aquatic Reserve' when referring to the Master plan for a state-of-the-art education and recreation precinct		Council
A23.5 amended to change reference from preparing a 'Section 7.11 contributions plan under the EP&A Act' to just a 'contributions plan' to allow flexibility in determining the most appropriate funding source for local infrastructure provision		Council
A23.6 amended to clarify that the need to prepare 5 yearly updates relating to the Green Star Communities rating is a requirement of the Northern Beaches Hospital Precinct Structure Plan (not the LEP studies), and that these updates will address the findings of the LEP studies (e.g. housing, employment and social infrastructure)		Council
See also NSW Government Agency submissions and responses for changes made in response to the GSC and TfNSW		

P24 – Brookvale (19)

Submission summary	Response summary
Strategic centre role Support for Brookvale as a strategic and innovation centre and the revitalisation of Brookvale, suggesting the need for green planting and pedestrian links and active uses including on upper levels. Support was also expressed for new housing if this would ease pressure on other areas in the LGA, especially the former Pittwater area. Questions were raised on the status of the draft Brookvale Structure Plan.	The vision of Brookvale as an employment and innovation centre (P24) is founded on the strengths of the centre which include its tradition in innovation together with aspirations to maintain it as a key 'employment-based' centre for the LGA. P24 supports revitalisation of Brookvale strategic centre through review of the draft Brookvale Structure Plan (A24.3) which will address the strategic directions of *Towards 2040*, including P5 which supports other forms of green cover and reduction of heat island effect in areas such as Brookvale. A24.3 also identifies that the review of the Brookvale Structure Plan will be undertaken to inform change to LEP and DCP controls. This will include further detail and will be subject to a separate community engagement process. See section 'housing supply' with respect to the proposed discrepancy in housing figures.
Traffic and transport Some submissions raised concerns with increased congestion in the area and limited parking that would come with growth. The need to progress road upgrades were highlighted.	Brookvale is identified as a strategic centre in the *District Plan* accessible via the B-Line. Development in the centre supports the region's vision for a 30-minute city and reduced dependence on cars. P24 actions include commitments to work with TfNSW to improve Pittwater Road functionality including completion of the Brookvale – Dee Why Transport Study (A24.1) and preparation of State and local contributions plans to fund future infrastructure improvements (A24.4). These actions will look to balance growth with infrastructure and to support how people move to and from the jobs and services in the employment lands.
Jobs, industry and land use conflicts Concerns were raised that allowing residential development in this area would sterilise industrial lands and limit uses that match local skills. A submission from Boral's Concrete Batching plant raised the importance of protecting existing industry and concerns with allowing additional uses that would result in land use conflict such as food and/or drink manufactures to operate. In order to protect existing uses, it was suggested that new proponents must demonstrate their development is compatible with nearby uses.	P24 and P28 contain principles to preserve the integrity of employment lands. Specifically, P28 includes principles to 'safeguard employment land from non-compatible uses, particularly residential and mixed use development' and 'support industrial and urban services by managing the interface with adjoining land uses and ensuring residential development does not sterilise industrial or urban services land'. To strengthen this, A28.1 was amended to ensure the employment study and subsequent new LEP and DCP controls also ensure uses in employment lands or adjoining areas are compatible with existing uses. P24 includes a principle support Brookvale as an employment based centre and seek to preserve the industrial integrity of industrial zoned land. A24.3 seeks to review the draft Brookvale Structure Plan and develop LEP and DCP controls to support the growth of Brookvale as a transit supportive employment centre. The actions in P24 identify a number of studies that are required to be completed to inform

Submission summary	Response summary
Questions were also raised as to how planning controls would change to grow job opportunities in the area.	changes to planning controls, including the Brookvale-Dee Why transport study, employment study and local housing strategy. A22.1 also identifies that Council is completing an employment study which will identify opportunities to achieve the specified job targets for the centres.
Manly Warringah Rugby Leagues Club site and B5 zone on Pittwater Road Submissions were raised from a number of businesses supporting an independent review of rezoning for this site and surrounding area. Requests were made for revitalisation to activate the area (e.g. residential) and address limits to business growth (car parking, general accessibility issues, outdated facilities and mix of uses, lack of complimentary uses with necessary foot traffic and lack of open spaces).	The proposed introduction of a wider range of activation land uses, particularly housing, in the B5 Business Development zoned land overlooks the existing local planning provisions. These support a mixed use town centre for Brookvale at the southern end of the Pittwater Road corridor in proximity to the Brookvale B-Line stop and Warringah Mall. Furthermore, principles in P24 or P19 look to focus growth within 800m of high frequency public transport. The introduction of a residential population into the B5 Business Development area would not properly address P28 to safeguard employment land. The outcomes of the employment study will inform the preparation of the new Northern Beaches LEP and DCP, and this is expected to reinforce protection/retention of industrial lands, as well as the value of significant business parks (e.g. Frenchs Forest and Warriewood) for mixed industrial/logistics/office functions.
Warringah Mall A submission from Warringah Mall requested the Brookvale Structure Plan be finalised and integrated into the final *Towards 2040* in the short term and align with previous high-level aspirations of Scentre for the Warringah Mall site. They recommended the development of the night-time economy in Brookvale and that Council acknowledge the Warringah Mall's role to support a range of entertainment, dining and recreational activities within a design that promotes activation and safety. Warringah Mall requested that Scentre be consulted during development of planning controls of Warringah Mall (24.2), including the opportunity to expand, connect and integrate with the surrounding built form in Brookvale.	Work to finalise the Brookvale Structure Plan is continuing with updated traffic and transport and employment studies nearing completion (A24.1 and A24.3). Development of detailed planning controls is integral to development of the Northern Beaches LEP and DCP. The LEP and DCP process will include further community engagement which will provide opportunity to focus on site and local area specific planning controls. A24 identifies that Brookvale will support the night-time economy however it is not the intent of *Towards 2040* to recognise the role that individual local businesses play in contributing to the night time economy. A30.1 commits to the preparation of a night time economy strategy. This will include community engagement and the Northern Beaches community, including those representing Warringah Mall, will be invited to make submissions.

Change	Source
Strategic context text amended to include a reference Brookvale and Dee Why strategic centres. Brookvale as an employment-based centre, supporting one-third of the LGA's jobs. Dee Why as a mixed use centre supporting higher density living.	Community
P24 text amended to acknowledge Warringah Mall as an example of the significant role of private sector in strategic centres	Community
P24 text amended to acknowledge organisations and businesses that offer social, lifestyle and community functions, such as Manly Warringah Leagues Club	Community
P24.4 amended to clarify that Council will 'investigate' not prepare a state contribution plan along with local contribution plans for funding transport and amenity improvements. The state contribution plan was updated to a reference a Special Infrastructure Contributions Plan which is the role of the NSW Government	Council
See also NSW Government Agency submissions and responses for changes made in response to TfNSW	

P25 – Dee Why (11)

Submission summary	Response summary
Jobs Suggestion to specifically designate retail/ business and not allow residential in areas along Pittwater Road and the Strand Beach for employment purposes.	Although parts of Dee Why are presently occupied by commercial buildings, the Dee Why town centre, along with the strand, is zoned for mixed commercial/residential development in the *Warringah Local Environmental Plan 2011*. There are currently no plans to review these provisions.
Night life The potential for night life on Dee Why beach front was noted and a request from Dee Why RSL to acknowledge their role in this area.	P25 includes a principle to support night-time and cultural opportunities in Dee Why. Figure 71* illustrates the strong linkages between the town centre and beach front. A22.4 commits to the preparation of a night-time economy strategy across the LGA which will be able to focus on centres appropriate for a night-time economy. It is not the intent of *Towards 2040* to recognise the role that individual local businesses play in contributing to the night-time economy.
Dee Why RSL A submission from the Dee Why RSL requested that Council ensured an ongoing review of planning controls within the town centre and adjacent land, including flexibility to meet employment and housing targets or additional permitted uses on the Club site to support the night-time economy and deliver varied uses and activities in the area.	*Towards 2040* is a strategic document that establishes planning priorities and principles to guide land use planning decisions. It does not address planning outcomes on a site specific basis such as specific change to the land use zone or other development controls.
Housing growth A submission from the a religious organisation was supportive of investigation for increased housing diversity in existing residential areas, focusing on areas up to 1.5km from strategic and local centres with high-frequency public transport. They recommended that *Towards 2040* be amended to support future uplift within 800m of the Dee Why local centre and allow five-storey development (subject to urban design testing). They also noted the unlikelihood of redevelopment in existing R3 zones due to the high proportion of strata-titled land.	Preliminary investigations identified that there is existing housing capacity within Dee Why town centre under the existing planning controls and those that support implementation of Dee Why Town Centre Masterplan adopted by the former Warringah Council in 2013. Existing land use zoning in the centre accounts for constraints on the local road network, which are currently being reviewed as part of planning for Brookvale strategic centre. *Towards 2040* identifies that future centre growth will be focused in Brookvale and Frenchs Forest. Notwithstanding this, P15 identifies that Dee Why will be investigated for medium density housing up to 1.5km from the town centre, as part of the local housing strategy.
Urban design Comments were made that Dee Why does not represent the best urban design outcomes. A lack of green space and amenity was highlighted along with the need for a broad and long term vision. Rubbish issues were noted along with the need to improve street lighting to improve safety at night. Many submissions also objected to further development on the Northern Beaches that reflected that in Dee Why.	A25.1 involves implementation of the planning proposal for Dee Why Town Centre Master Plan 2013, which includes public domain upgrades and improvements to open space. Recent upgrades include Walter Gors Park, Redman Road Plaza, new paving, landscaping and street furniture, a new shared path on Howard Avenue linking the town centre and Dee Why beach and the new Dee Why Plaza as part of the Meriton Retail Precinct. Future planning controls for Dee Why town centre will need to address design excellence controls in the new LEP and DCP (A17.1) and address the a design excellence review panel once established (A17.4).

Submission summary	Response summary	
Change		**Source**
Strategic context text amended to include a reference Brookvale and Dee Why strategic centres. Brookvale as an employment-based centre, supporting one-third of the LGA's jobs. Dee Why as a mixed use centre supporting higher density living.		Community
P25, Figure 71* amended to reference Triangle Park		Community
P25 principle amended to reference Dee Why Lagoon only, rather than Dee Why Lagoon South Catchment when proposing to increase street tree planting and minimise impacts		Council
A25.4 amended to remove reference to the Delivery Program when referring to the new roads, laneways and open space identified in the Dee Why Town Centre Master Plan 2013 and the Section 7.11 Plan for Dee Why		Council

P26 – Manly (14)

Submission summary	Response summary
Heritage One submission raised the importance of Manly for its historical characteristics, while another suggested revoking the heritage listing of Manly oval and providing a carpark under the oval with a world-class town square that brings in cafes, bars, events and virtual library.	Manly's Ivanhoe Park (including Manly Oval) is listed on the NSW State Heritage Register. There is broad community support for the current heritage listing of Manly Oval and this is not proposed to change. The Manly 2015 Masterplan considered the concept of relocating the current car parking provided in Whistler Street Car Park to under Manly Oval. However, following much public debate this approach will not be pursued. Manly's history is addressed in P26 which acknowledges Manly's history and social significance and P18 which seeks to protect, conserve and celebrate heritage.
Strategic centre role Support for Manly as a strategic centre and commercial hub and key area for employment growth.	P26 recognises Manly's commercial importance as a strategic centre, particularly with regard to jobs, tourism and retail. Council is due to commence work on a place plan for Manly in 2020, as part of this work we will engage broadly with the community to establish the vision for the future of Manly (A26.1).
Housing growth Some submissions supported housing growth in this area, including increased building heights in higher density areas and more shop top development. Questions were raised as to why Manly was not included in the Housing Map at Figure 18.	Figure 18 shows locations where there is either existing housing capacity or identified future housing supply. Manly has not been identified on this diagram as it does not have significant capacity under current controls and it does not have any planned housing in the centre. However, P15 Map 18* identifies opportunities for housing diversity in the broader Manly catchment. A26.1 includes preparation of a place plan for Manly and LEP and DCP controls to responds to LEP studies (which includes the local housing strategy). Any potential changes to housing in Manly will be informed by the local housing strategy and the place plan.
Tourism There was some support for Manly's role as one of Sydney's top tourist destinations, and some objections. Those in support recognised the opportunity that Manly provides for tourism growth while meeting the 30-minute measure.	*Towards 2040* is prepared in the context of the Greater Sydney Region. P26 and P29 acknowledges that the Northern Beaches is a valuable tourism asset more broadly for NSW and Australia, with specific reference made to Manly Beach. P26 and P29 identify Manly's important role in the tourism economy, its connections to Sydney CBD and its 30-minute catchment.
Transport Manly Wharf should to be highlighted as a key transport hub in *Towards 2040*. It was recommended the creation of a 24/7 blue corridor between Manly and the Sydney CBD be included as an action.	P9 already identifies wharf and ferry services as a public transport and infrastructure collaboration project. The blue highway is shown on Map 1 Structure Plan, however a number of changes have been made to further illustrate the importance of the Manly-CBD as a regional transport link (P19, Map 22* and A19.8 to also include investigation of improved ferry services). P26, Figure 72* was amended to identify Manly transport interchange as a key element in the centre. Council's strategic direction is to focus efforts on improved public transport to strategic centres, rather than increased parking. A29.4

Submission summary	Response summary
Concern was expressed on limited car-parking particularly given its role as a tourism precinct.	identifies Council's intent to prepare a public transport plan to improve tourism connections will identify opportunities to enhance public transport for tourists. P19 also identifies the need for improved public transport between Manly and Brookvale-Dee Why.
Public domain Recommends renewal of Manly Interchange and entertainment precinct near the wharf, including a boardwalk to Manly Pavilion and South Steyne Beach, especially given this role as a tourism precinct.	P26 and A26.1 supports preparation of a place plan for Manly which will address the strategic directions set out in *Towards 2040*. This plan will need to address P17 including Council's public domain guidelines and LEP and DCP controls to improve design criteria for the public domain (A17.1)
Novotel Manly Pacific This submission stated the planning controls (height and FSR) for the B3 zoning of 56-58 North Steyne and 2 Raglan Street are too restrictive for tourist-oriented developments. An increase in planning controls is sought to allow renewal and refurbishment of the site to support P26 and P29.	*Towards 2040* is a strategic document that establishes planning priorities and principles to guide land use planning decisions. It does not address planning outcomes on a site specific basis such as specific change to the land use zone or other development controls. A future review of Councils planning controls will be undertaken through the preparation of a new LEP and DCP which will be subject to further community consultation.
Manly Hospital Requests the former Manly Hospital site be explored as a potential off-site campus, focusing on health, for ICMS.	The Former Manly Hospital site is identified as a collaboration project in P9. An action (A26.4) has been added to P26 for Council to work with DPIE to develop a place-based masterplan for the site. The nature of future uses on the site is yet to be determined.
North Head Suggestion for use of North Head Barracks for low cost temporary housing to allow essential service workers to live close to work or low rent tech hub for start-ups. There was also a submission suggesting this site could be used for wind or solar farm and sustainable education centre.	Council has limited influence in the future of this area as they are not the land owner. The land at North Head is comprised of National Park, managed by National Parks and Wildlife Services, and North Head Barracks are currently owned and managed by Sydney Harbour Federation Trust. Future uses of this area are restricted due to the need to protect the environment and heritage values, bush fire threat and the lack of transport accessibility. The Sydney Harbour Federation Trust Management Plan – North Head Sanctuary (2011) outlines the Trust's vision for creation of a sanctuary which includes the adaptive re-use of buildings and facilities with uses that will complement the Sanctuary and respect their defence heritage.

Change	Source
P19, Map 22* amended to clarify the Manly-CBD ferry is our blue highway, as per the Structure Plan	Community
P26 text amended to clarify that better connections to Manly Wharf will improve access to the rest of the LGA, not just Warringah Mall, the B-Line, Manly Andrew 'Boy' Charlton Aquatic Centre and sportsgrounds at North Manly	Community
P26, Figure 72* amended to identify Manly wharf area as a transport interchange as a key element of the centre	Community
P26 principle amended to clarify the need to improve links to North Head and the former Manly Hospital site, regardless of future uses	Community
P26 principle amended from 'support co-working spaces for professional jobs' to be more broad and encourage spaces and facilities that promote flexible working, local professional employment and innovative start-ups including community spaces, commercial co-working and satellite offices	Community
A26.4* added to acknowledge the collaborative work underway by Council and DPIE, to plan for future uses at the former Manly Hospital site. This is also acknowledged in P9, Map 12*	DPIE – Development and Transactions, Community

P27 – Mona Vale (17)

Submission summary	Response summary
Strategic centre role Some submissions were supportive of Mona Vale as a strategic centre and employment and service centre for the northern part of the LGA. It was highlighted that Mona Vale is not a strategic centre in the same context as Dee Why, Brookvale, Manly or Frenchs Forest. It was also suggested that Mona Vale works with Warriewood to serve the area and the two areas should be studied together.	*Towards 2040* recognises Mona Vale as the strategic centre for northern end of the LGA and will have an important role in providing population-serving commercial floorspace for projected population growth, both within Mona Vale and its wider catchment. Place-based planning approaches will consider how job and housing outcomes can be achieved, taking into consideration take-up rates and feasibility. Mona Vale is identified as a strategic centre in the *District Plan*, however, *Towards 2040* acknowledges that the strategic centres are to be considered together with local centres, such as Warriewood and other employment hubs.
Housing diversity Support was expressed for increasing housing diversity in the area including medium density housing to support population-serving workers, multigenerational households and older people wishing to remain in the area.	P15, Map 18* identifies Mona Vale strategic centre as an opportunity for investigation of medium density housing around the centre. A15.1 includes preparation of a local housing strategy that will ensure the supply and mix of housing responds to community needs. It is noted that Mona Vale strategic centre has housing capacity under current planning controls. The local housing strategy will consider how to unlock this land and provide opportunities for housing diversity near the centre that complements the village character and addresses changing housing needs, household types and demographics (A15.1). P12 identifies the ageing population as an important planning consideration, which will be addressed through A12.4, preparation of a social infrastructure study and specialised plans including for seniors.
Against further growth Some submissions were opposed to the redevelopment of Mona Vale, due to potential overcrowding of beaches and infrastructure. It was suggested that Mona Vale is currently not suited for large increases in facilities and population.	P9 includes a principle to sequence and fund growth and infrastructure in strategic centres, such as Mona Vale. This will ensure that any redevelopment is carefully staged and managed. A15.1 includes preparation of a local housing strategy that will ensure new housing is located in the right locations and is subject to Council planning controls that have regard to local character (A17.1).
Mona Vale Place Plan Submissions noted resident concerns regarding the previously exhibited Mona Vale Place Plan, especially plans to revitalise the centre and potential major development and high rises. It was highlighted that future place planning should ensure that new infrastructure and facilities are best practice and in keeping with village character with respect to height, density, pedestrian access and open space.	P27 identifies Mona Vale as the urban heart of the north and acknowledges that Mona Vale has a village atmosphere. It sets out strategic direction to guide planning for Mona Vale strategic centre, including preparation of a new place plan (A27.1) which is to be completed within the next 5 years. The place plan will be undertaken in consultation with the local community and will inform the desired built form and density of the centre and surrounding locality.
Transport Support was expressed for improved transport to the Northern Beaches Hospital and improved bus services to Palm Beach via Newport.	Although connections from Mona Vale to Northern Beaches Hospital (Wakehurst Parkway) are not identified as a key transport project in *Towards 2040*, opportunities for improved connections across the LGA will be considered in Council's public transport plan (A19.1).

Submission summary	Response summary
Change	**Source**
P27, Figure 73 amended to show Mona Vale beach, Mona Vale hospital, Village Park and civic heart, B-Line stop, Pedestrian connections and Kitchener Park	Community
P27 principle amended to ensure work to revitalise and improve public areas includes access to and connectivity between key sites in the strategic centre	Community
P27 principle added to encourage infrastructure to support home based businesses including flexible work spaces, co-working and tele-conference	Community
P27 text and A27.2 amended to clarify Council's intent to deliver a contemporary art and creativity centre in Mona Vale (to reflect terminology in Arts and Creativity Strategy)	Community

P28 – Employment lands and managing conflicts (16)

Submission summary	Response summary
Employment lands Most submissions supported protection of employment lands, acknowledging the important role these lands had on providing local employment. This included support for prohibiting residential uses in current industrial land and in areas serviced by public transport. The need to adapt to emerging land uses and trends was also mentioned, including online retailing, automation, high-bay warehousing, and multi-level warehousing.	The Employment Background Report reinforces the valuable role of employment lands for production uses and the need to protect these areas as per the GSC directive to 'retain and maintain' all industrial zoned land in the LGA and P28. The employment study (A28.1) will include a review of industrial and urban services land, taking into consideration current trends, including online retailing and associated changing warehousing and freight needs. This will inform the preparation of the new Northern Beaches LEP and DCP. P28 also recognises the need to plan for a transitioning economy, such as advanced manufacturing and logistics (including vertical warehouse and last mile delivery). Given space constraints on the Northern Beaches, the employment study is seeking to understand opportunities for more innovative use of existing floorspace, particularly within our town centres to protect and preserve our limited industrial lands. The employment study will also address evolving technology and the implications this will have for our industrial precincts (A22.1). The Employment Study Background Report, which was exhibited alongside *Towards 2040*, considers changes in freight transportation and advanced manufacturing. The increasing demands on our industrial precincts anticipated from these changes further reinforces the need to protect our industrial lands to ensure these precincts support the functioning of our city, particularly activities that are unsuitable for co-location due to land use conflicts.
Managing conflicts Submissions raised concerns with land use conflicts including the need for business trading hours for small businesses such as breweries even when near residential areas, such as in Brookvale. Mention was also made of conflicts between residential uses in streets in Brookvale and Mona Vale near industrial areas that needed protection from industrial activity.	An appropriate balance is required to protect both existing residential and employment uses having regard to issues such as noise, odour and the like. This is addressed at A28.1 to prepare LEP and DCP controls to protect land use interfaces. P28 includes a principle to support industrial and urban services by managing the interface with adjoining land uses and ensuring residential development does not sterilise industrial land or urban services. Council's planning controls also need to ensure that new industrial or commercial developments in proximity to existing residential development are able to maintain the amenity of existing residents. P8 has been amended to ensure the new LEP and DCP include best practice environmental management of air, noise and water pollution. Changes have been made throughout Towards 2040 to address land use conflict in response to a submission from the EPA.

Submission summary	Response summary
Increasing flexibility Several submissions raised the need for flexible land uses in mixed use/industrial zones as key to facilitating innovative development within employment lands, including the provision of affordable housing.	P28 aims to safeguard employment land from non-compatible uses, particularly residential and mixed use development. P15 also includes a principle to avoid residential development in industrial precincts and business parks. Council will work towards improving the supply of affordable housing in appropriate areas, which do not include employment lands.

Change	Source
See also NSW Government Agency submissions and responses for changes made in response to EPA	

P29 – Tourism management, opportunities and short term accommodation (23)

Submission summary	Response summary
Tourism management Some submissions were unsupportive of Council's plan to address tourism. Several submissions raised the need to control the impacts of tourism and ensure it does not destroy the local character and amenity of the area. It was suggested that any tourism be low key and gentle and protect the natural character including of seaside villages. Suggestions to improve management included limiting large commercial or private events (markets, film projects) and controlling tourism numbers. Examples of overcapacity to avoid included 'Sculptures by the Sea' and in Hyams Beach.	The Northern Beaches attracts an estimated 3M visitors per year. Tourism contributes twice as many jobs to the Northern Beaches economy and double the revenue compared to the NSW average, with the largest group of visitors to the Northern Beaches being visiting friends and relatives of our residents. P29 includes a principle to plan for a strong tourism economy while maintaining quality of life and protecting the environment. This will further addressed through preparation of a destination management plan (A29.1). The destination management plan (A29.1) will provide guidance to ensure that tourism continues to support the local economy and local amenity while considering and protecting the unique natural environment and cultural attributes of the Northern Beaches. It will aim to manage seasonality, increasing the length of stay, increasing visitor spend and dispersing visitors across the region as opposed to targeting growth in overall visitor numbers. Events, including filming are often governed by existing planning legislation, including both Council and NSW Government controls. In some cases, these events may not require development consent. Where a development application is required, Council would consider the impacts of the development on a case-by-case basis, including frequency.
Tourism opportunities Several submissions raised the many opportunities for a more diverse tourist economy on the Northern Beaches due to key natural assets such as beaches, Pittwater Waterway, the hinterland area and the Coast Walk. The area's cultural history was also listed as an opportunity including Aboriginal art in national parks and the recognition of Aboriginal connection and respect for the natural environment. The need for improved facilities was also discussed, including park and ride facilities, public transport, way finding signage and real time parking applications. It was suggested that Council address opportunities for off-peak tourism.	P29 includes principles for supporting a strong tourism economy while protecting the environment and for sustainable, nature based and Aboriginal culture based tourism that respects the environment. The destination management plan and employment study address opportunities and inform new LEP and DCP controls and planning processes to remove barriers to the tourism economy. Historical connections (Aboriginal and European) and natural environment values will feed into the destination management plan. A13.3 within P13 outlines Council's intent to work with the MLALC to implement initiatives in their community land and business plan including tourism strategies and aspirations for a cultural centre. P29 also references the promotion and integration of the coastal walks with centres, this is intended to look at opportunities to enhance visitation to smaller centres along the Coast Walk to boost local businesses. The tourism economy will also be addressed in place plans (A29.6) and a public transport plan that will address improved tourism connections (P29.4).

Submission summary	Response summary
Short term accommodation Several submissions raised concerns with short term accommodation such as Airbnb and impacts on the local business economy which rely on year-round residents. It was considered this trend was also contributing to housing affordability issues on the northern end of the LGA. Calls were made for Council to consider stricter planning controls for these accommodation types. One submission encouraged the need for boutique, upmarket accommodation sensitive to surroundings while anther raised concerns with proposed plans by NPWS to develop short-term accommodation.	P29 aims to ensure a range of well-designed tourist accommodation in appropriate locations. Any future accommodation must accord with the principles in P29 and be well-designed and appropriately located. The destination management plan (A29.1) will include further detail on opportunities for tourist accommodation and will inform new LEP and DCP controls. A new regulatory framework for short-term rental accommodation, Draft State Environmental Planning Policy (Short Term Rental Accommodation) is currently being considered by DPIE and will provide a greater level of control in relation to short-term accommodation at a State level.

Change	Source
P29 text amended to reference updated statistics from Tourism Research Australia. This clarified the contribution of international visitors to the Northern Beaches as 35%, not 36%, and the contribution to the local economy of $500 million updated from the $2.5 billion reference from 2016-17. Tourism Research Australia was added to the reference list and endnotes. This aligns with information in Council's draft destination management plan.	Council
P29 text amended to expand on the role and opportunity for local heritage and culture in tourism. This is in addition to the recognition of 'shared heritage' as one of the themes identified outlined in Council's draft destination management plan (DMP) (Figure 77*)	Heritage DPC, Community
P29, Map 32* amended to add Coast walk and Bondi to Manly Walk	Community

P30 – Night-time economy (17)

Submission summary	Response summary
Many submissions were supportive of this priority, highlighting a lack of things to do at night, other than drinking venues, and difficulty in getting a meal after 9pm. The lack of live music venues and popularity of 'one-off' live music events was also mentioned. Suggested locations to improve the night-time economy included Brookvale, Dee Why, Manly, Mona Vale and Frenchs Forest. Support was expressed for smaller venues (e.g. small wine bars), footpath dining and laneways with live music. Some submissions were unsupportive of additional night-time entertainment, particularly in the former Pittwater area, due to concern about alcohol-fuelled misbehaviour and the limited availability of police to respond to calls in the area. The need to provide activities for young people was also a key issue in order to reduce unsafe partying.	P30 aims to deliver a diverse night-time economy. We will prepare a night-time economy strategy to broaden the range of night-time activities and manage the economy's sustainable growth while minimising potential land use conflict. P30 identifies the importance of a place-based approach to planning for the night-time economy in recognition that different uses are appropriate for different locations. Dee Why, Brookvale and Frenchs Forest are identified as areas to address opportunities as these places will grow and change. The night-time economy will also be addressed in the Mona Vale and Manly Place Plans identified in A30.3 Council does not have blanket restrictions on hours of operation for businesses such as pubs, clubs and bars in its planning controls. Potential impacts on the local community are assessed during the development application process where Council may identify certain restrictions in its development approval. Council will look to broaden the range of night-time activities in the night-time economy strategy (A30.1) and in the review of planning controls to address late-night venues, live music, noise controls, safety, trading hours, existing barriers and the shift to smaller venues (A30.2). Providing music festivals is not a primary responsibility of local government, with the vast majority of these being provided by private promoters. Council does recognise the social, artistic and economic benefits of such events, and as such has an event grant program, which provides financial assistance and fee waivers to support to

Submission summary	Response summary
	successful applicants. For example, Council has supported the Northern Beaches Music Festival for many years and the All Ages 'A Day For The Beaches Festival' held at Rat Park on 16 November 2019, which had 4,000 patrons and Northern Beaches bands. Council also supports full commercial events through facilitating concert venues, such as The Drop Festival which took place at Kierle Park, Manly in 2019, and is again scheduled to take place in March 2020. Safety is a fundamental aspect of planning for a night time economy. Anti-social behaviour and alcohol related violence issues are attributed to a lack of structured activity and activation of spaces. Research shows that broadening options within the night-time economy and increasing the diversity of activities helps to shift the focus from alcohol and make places safer. A30.4 supports preparation of a community safety plan.

Change	Source
P30 principle amended to clarify that locations will be addressed, not just activities, in efforts to support diverse late night attractions (e.g. night markets, parks and public spaces)	NSLHD, Community
P30 principle added to P30 to foster a diverse live music culture consistent with the Arts and Creativity Strategy	Community
A30.1 amended to update the preparation of a night-time economy strategy from a long term to a short term action.	Community
A30.1 amended by removing reference to the community safety plan in contributing to the night-time economy strategy due to this being a separate process.	Council
A30.4 amended to clarify the community safety plan will not just address Manly. Partners were added to include NSW Police; Northern Beaches Liquor Accord; Liquor Gaming and Racing; Community Safety Committee.	Community

Attachment 5 – NSW Government agency submissions and responses

Submission summary	Response summary	Recommended action
Cancer Institute NSW		
Shade/UV radiation - Supportive of many priorities that include co-benefits of natural shade. Suggests that the provision of well-designed and located built and natural shade forms a consideration for principles and actions related to: • Waterways and foreshore areas (P1). • Tree canopy (P5). • Green grid (P5). • Open space and recreation areas (P6). • Sportsgrounds (P6). • Sustainability and efficiency projects (P7). • Resilience (P8) – suggests a shade and UV protection strategy or policy (possibly with NSROC) – suggests new action. • Environment Strategy and climate action plan (P8). • Infrastructure and funding (P9, P11). • Healthy communities (P12) – suggests UV radiation and skin cancer incidence be included in wellbeing indicators (A12.7). • Neighbourhood and centre design, including public domain and local character (P17). • Public transport (P19). • Walking and cycling (P20). • Movement and place framework (P21). • Employment areas (P22). • Frenchs Forest (P23). • Manly (P26) – suggests amending principle for maximising sunshine on the beach to also acknowledge need for well-designed shaded areas to protect from UV radiation. • Studies and strategies (including Urban Tree Canopy Plan). • LEP and DCP controls. • Precinct planning and place plans.	The following amendments have been made to identify UV radiation as a natural hazard and the benefits of well-designed shade: • Text was added to P5 that identifies UV radiation as a natural hazard, the high incidence of melanoma in the LGA and acknowledges that well-designed and correctly positioned shade from natural vegetation and built structures can reduce UV radiation. • P5, Figure 32* was amended to identify protection from UV radiation, comfort in hot weather and shelter as additional benefits of tree canopy and shade and passive building design as a measure. • An existing principle in P5 was amended to address the need to reduce UV radiation (in addition to UHI effect) by increasing tree canopy. • A5.2 was amended action to address tree canopy targets that respond to areas with high levels of UV radiation (in addition to UHI effect). Cancer Institute NSW was added as a partner for this action. • A5.3* was amended action to ensure design guidelines, LEP and DCP address UV radiation (in addition to tree canopy and UHI effect). It was noted that UV radiation may be addressed by well-designed built and natural shade. Cancer Institute NSW was added as a partner for this action (in addition to NSROC). • An existing principle in P8 was amended to mitigate UV radiation (in addition to UHI effect and extreme heat). • A8.6 identifies that Council will be preparing a climate action plan for the LGA. The action plan will address urban heat as well as UV radiation, for both health and urban cooling reasons. Cancer Institute NSW was added as a partner for this action. • A new principle was added to P9 to ensure infrastructure upgrades respond to the impacts of climate change, including urban heat and UV radiation. Note: Council's Environment and Climate Change Strategy *Protect. Create. Live.* was also amended to identify UV radiation as an urban hazard.	P5, Figure 32*, A5.2, A5.3*, P8, P9 amended
Green infrastructure/funding - Suggests that the provision of shade (both natural and built) is a type of green infrastructure that	P9 includes an action to work with the NSW Government to increase the range of essential infrastructure to be provided for under Section 7.11 of	A9.5* amended

Submission summary	Response summary	Recommended action
should be included in developer, contributions plans and in other fiscal policies of Council.	the EP&A Act (A9.5*). This action was amended to include green infrastructure. P9 also includes an action to work with the NSW Government to permit an increase to maximum permitted development contributions under Section 7.12 of the EP&A Act where required (A9.6*).	
Cemeteries and Crematoria NSW		
Cemeteries - • The *Cemeteries and Crematoria Act 2013* which aims to ensure sufficient land availability. • The growing population will increase demand for burial and cremation services, with burial space in Sydney exhausted within 30 years and 'at need' burial space exhausted well before then. • The Northern Beaches has significantly high proportion of mature adults and retirees. • Identifies that existing cemeteries managed by Council are under pressure and have limited capacity. • Suggests that access to additional land for cemetery services will be needed to address projected needs.	Amendments were made to describe and address the need to plan for interment provision in response to the predicted shortfall of burial space and growing and ageing population in the LGA: • New text was added to P12 outlining the need to plan for interment provision in the LGA. • A new principle was added to P12 to support the provision of interment services. • A new action (A12.10*) was added to investigate mechanisms to address the shortfall in cemeteries, earmark land for more cemetery space and investigate options for Council to acquire land to expand existing interment services. Cemeteries and Crematoria NSW were added as a partner for this action. A definition for interment was added to the Glossary.	P12, Glossary amended A12.10* added
City of Ryde		
Transport - Supportive of inclusion of Ryde as a collaboration partner for public transport and infrastructure (Mona Vale – Macquarie Park bus connection). This same project is included in Ryde's draft LSPS as a mass transit connection for investigation in 10-20 years.	Noted.	No change
Create NSW		
Shared use - Suggests shared and joint use of government-owned property, including schools and sports fields, and reference to privately owned property for arts and cultural activity. Notes that this could assist in addressing the Sydney-wide deficit of arts making spaces.	The shared use of government-owned places for arts and creative uses is identified in P14. Shared use is also addressed in P9 and P11, with specific reference to schools and sports fields. The following changes have been made to clarify that shared and joint use opportunities include both private and government owned facilities, and opportunities for arts and cultural activities:	P9, Map 12*, P11, P14, A14.3 amended

Submission summary	Response summary	Recommended action
	• P9, Map 12* was amended to reference shared use of private facilities (in addition to government-owned facilities). • An infrastructure and collaboration principle in P9 was amended to reference shared use of private and public facilities (expanding on reference to public-private partnerships). • Community facilities text in P11 was amended to reference shared use of private and public facilities for arts and cultural activities and community uses (replacing the specific reference to school sports fields for community uses). • A community facilities principle in P11 was amended to identify arts and cultural activity and education as shared use opportunities (in addition to shared use for community uses). • An arts and creativity principle in P14 was amended to reference shared use of private facilities (in addition to government-owned facilities). • A14.3 was amended to reference shared use of private facilities (in addition to government-owned facilities).	
Libraries - Suggests referral of *Towards 2040* to State Library as there may be opportunity to partner to improve public library services.	*Towards 2040* was referred to State Library for comment on 17 October 2019.	No change
Public art - Suggests incorporating public art projects into transport upgrades as public art has a positive effect on a community's willingness to wait and pay for transport.	Public art was incorporated into the B-Line and the coast walk. A new principle was added to P9 to incorporate public art projects into infrastructure upgrades.	P9 amended
Culture/arts and creativity/tourism/night time economy - Supports commitment to local Indigenous culture, arts and culture, tourism and night-time economy. Notes that the inclusion of cultural objectives in the LSPS is a first step towards integrating cultural activity and infrastructure into local planning. Suggests inclusion of the following elements: • Relationship with local Aboriginal community. • Existing cultural infrastructure (the *NSW Cultural Infrastructure Plan 2025+*). • Cultural diversity within the Northern Beaches.	Opportunities to strengthen our relationship with the local Aboriginal community are outlined in P13, and a new principle was added to P14 to support Aboriginal-led arts and creative initiatives in significant locations. This action aligns with Council's Arts and Creativity Strategy. Council's Arts and Creativity Strategy includes initiatives to enable opportunities for our diverse community to participate in cultural life. A principle in P14 was amended to consider inclusive places. Public art is addressed in A14.2 and A14.5 which include new planning controls to facilitate public art in public and private developments and implementation of Council's Coast Walk Public Art Strategic Plan. The night-time economy is addressed in P30 which identifies the need to develop planning controls for night time economy, including a review of	P14, A14.8, Map 15* amended

Submission summary	Response summary	Recommended action
• The benefits of art and culture to a successful night-time economy. • The existence or potential of cultural industries in your area. • Existing and future public art projects. • Joint-use opportunities. • Tourism opportunities. • The impact of arts and culture to successful place making. Notes the benefit of arts and culture for the health and wellbeing of residents, with consideration to access by people with disabilities, seniors and children and young people.	barriers to night-time temporary uses, arts, cultural and creative uses. Tourism opportunities are addressed in P29 which identifies 'arts and creativity' and 'urban coast culture' as key tourism experience themes. A29.5 also identifies implementation of Council's Arts and Creative Strategy to support the tourism economy. Consideration of arts and creativity in place making is identified in A14.8. This action was expanded to ensure it is also a consideration in the public domain guidelines, destination management plan and night time economy strategy. P14 was amended to clarify the importance of arts and culture to tourism, night time economy and place making as follows: • The principle to enhance and promote creative expression was amended to include reference to design excellence and artistic expression and creativity in the public domain to strengthen connection to place. • The principle to enable arts and cultural activity was amended to include evening activities. • A14.8 was amended to include a reference to the night-time economy strategy. Council's Arts and Creative Strategy identifies the existence of cultural industries in the area and includes a number of initiatives to enable the creative sector, including cultural mapping and needs analysis, supporting emerging arts hubs and supporting collaboration. The strategy will be implemented under A14.1. P14, Map 15* was amended and replaced with a more detailed map from Council's Arts and Creative Strategy.	
Department of Planning. Industry and Environment – Development and Transactions (DPIE)		
Former Manly Hospital site - Supportive in-principle of *Towards 2040* and notes that the former Manly Hospital site will provide important community infrastructure, providing new health facilities, an enhanced and activated public realm and preserved ecological communities. Notes collaborative work underway for development of a masterplan.	P9, Map 12* identifies the former Manly Hospital site as a collaboration project, with DPIE as partner. A new action (A26.4*) was added to acknowledge the collaborative work underway by Council and DPIE, to plan for future uses at the former Manly Hospital site.	A26.4* added

Submission summary	Response summary	Recommended action
Water quality - Notes key landscape outcome for the former Manly Hospital site master plan is to have no net negative impact on the quality of water that is discharged into Sydney Harbour.	This is addressed in P1.	No change
Biodiversity - Notes key landscape outcome for the former Manly Hospital site master plan is to protect biodiversity and provide for wildlife corridors.	This is addressed in P2.	No change
Views - Notes key landscape outcome for the former Manly Hospital site master plan is to protect views to and from the site.	The protection of important views will be addressed in P3, which contains actions to prepare an LGA-wide scenic and cultural landscape assessment (A3.1) and to develop planning controls that protect views and scenic and cultural landscapes (A3.2). P3, Map 4 was amended to show the view corridor at the former Manly Hospital site.	Map 4 amended
Tree canopy - Notes key landscape outcome for the former Manly Hospital site master plan is to retain and revitalise existing landscape through enhanced urban tree canopy.	This is addressed in P5.	No change
Open space - Notes key landscape outcome for the former Manly Hospital site master plan is to connect the green and blue grid via public open space and/or publicly accessible open spaces and link to recreational trails in Sydney Harbour National Park.	Opportunities to improve links between the blue and green grid across the LGA will be investigated in an open space and recreation strategy (A1.4). A1.4 was amended to refer to the coast, in addition to waterways. The Coastal Walk from Barrenjoey Head to Manly has been identified as a Greater Green Grid Project and Council will review access to the foreshore and explore potential links to surrounding suburbs.	A1.4 amended
Efficiency - Notes the former Manly Hospital site master plan will explore precinct-scale sustainability mechanisms including on-site energy generation, distribution and storage and water reuse.	P7 identifies 'precinct-scale efficiencies' as an opportunity to encourage efficiency, and includes specific reference to renewable energy. A7.2 was amended to identify opportunities for renewable energy projects in the environment study, employment study and local housing strategy. The timeframe for the action has also been amended from immediate to ongoing.	A7.2 amended
Bush fire - Notes the former Manly Hospital site master plan will aim to mitigate bush fire risk (with regard to environmental impacts).	This is addressed in P8.	No change
Education - Notes the former Manly Hospital site master plan will consider potential education opportunities such as:	This is addressed in P10 which includes a principle to increase the availability of local education opportunities and A10.3 which refers to new	P10 amended

Submission summary	Response summary	Recommended action
• Lifelong learning and retraining. • Flexible teaching and learning facilities. • Shared supporting infrastructure/open leaning environment. • Public/private partnerships.	models of communal learning spaces. The text in P10 was amended to clarify that future opportunities for new models for learning include consideration of satellite campuses, shared communal learning spaces, flexible teaching facilities and partnerships.	
Community facilities - Notes the former Manly Hospital site master plan will consider potential for community facilities in addition to the adolescent and young adult hospice.	This is addressed in P11.	No change
Public access - Notes the former Manly Hospital site master plan will aim to maintain the feeling of a public asset that is open and connected for all to use.	Noted.	No change
Aboriginal heritage - Notes the former Manly Hospital site master plan will consider broader network of surrounding Aboriginal items and stories.	This is addressed in P13.	No change
Arts and creative - Notes the former Manly Hospital site master plan will consider potential for artistic, creative and innovative uses and temporary uses for markets, galleries and exhibition spaces.	This is addressed in P14.	No change
Public domain - Notes the former Manly Hospital site master plan will include a high quality public domain and neighbourhood scale community uses and facilities.	This will be addressed through a place-based approach to the preparation of a masterplan for the site and any associated supporting studies. A new action was added to support this (A26.4*).	A26.4* added
Heritage - Notes the former Manly Hospital site contains a number of significant heritage elements and buildings.	This is addressed in P18.	No change
Transport - Notes that future uses at the former Manly Hospital site may generate more demand for more frequent public transport to the site, its surrounds and North Head and support improved amenity and safety for pedestrians and cyclists.	This is addressed in P26 which includes a principle to improve links to future uses at North Head and the former Manly Hospital site.	No change
Tourism - Notes the former Manly Hospital site master plan will support creative, artistic and cultural uses and help drive tourism.	This is addressed in P29.	No change
Department of Primary Industries – Fisheries (DPI Fisheries)		
Sea walls - Suggests amendment to A1.3 - Develop LEP and DCP controls that incorporate…criteria for environmentally friendly sea walls – DPI Fisheries would like to be consulted.	DPI Fisheries was added as a partner for A1.3.	A1.3 amended

Submission summary	Response summary	Recommended action
Waterways - Supports A1.4 – safe and environmentally access to waterways for recreational fishers.	Noted.	No change
Moorings - Not supportive of any new moorings in seagrass. Requests that existing moorings in seagrass be relocated outside of seagrass.	DPI Fisheries' position of not supporting any new moorings in seagrass is understood and agreed to by Council. The potential impacts of any new mornings on the environment (including seagrass beds) will be addressed at the approval stage for new mooring proposals.	No change
Aquatic reserves - Supports recognition of the five existing aquatic reserves in the region.	Noted.	No change
Aquatic reserves - Notes that A1.9d aims to investigate the feasibility of new aquatic reserves for areas of high biodiversity value. However, a range of work has already been done to assess the region and establish the existing five aquatic reserves. Recommends that Council consider whether better management of the existing aquatic reserves and marine estate is a more suitable focus (e.g. work to better understand community values, threats to those values, objectives and associated management of the reserves). Notes that actions in *Towards 2040* such as improved stormwater management could help in this regard, particularly if focused on aquatic reserves such as Cabbage Tree Bay and North Harbour.	A1.9d was expanded to identify better management of existing aquatic reserves and marine estates. DPI Fisheries was added as a partner for A1.9.	A1.9 amended
Aquatic reserves - Notes that DPI Fisheries is happy to continue to work with Council, other managers and the community in relation to aquatic reserves, and that the reserves are not tenure-based, so several agencies are involved in managing these reserves.	DPI Fisheries was added as a partner for A1.9.	A1.9 amended
Tourism - Suggests that areas such as Long Reef – Narrabeen could be a focus or secondary focus for a marine destination, as Manly already has high visitation.	Council will promote the increased visitation to other marine locations on the Northern Beaches when the necessary transport infrastructure and amenities are in place to support increased visitation without negative impacts to the environment.	No change
NSW Environmental Protection Authority (EPA)		
Air quality - Supports actions related to: • Reducing vehicle emissions. • Increasing urban canopy.	P8 was amended to include a new principle to minimise water, air and noise pollution, soil and groundwater contamination and its discharge into the environment.	P8 amended A8.8*, A8.9* added

Submission summary	Response summary	Recommended action
• Increasing building energy efficiency. Notes domestic wood heaters are the major source of human-made fine particle emissions in the LGA. Suggests Council consider planning controls that help deliver cleaner forms of heating.	P8 was amended to note Council's existing project to implement the NSW Wood Smoke Reduction program. A new action (A8.8*) was added to develop new LEP and DCP controls to ensure best practice environmental management, including responding to air quality impacts of wood heaters. EPA has been added as a partner for this action. A new action (A8.9*) was added to address ongoing monitoring of air quality. EPA was added as a partner for this action.	
Wellbeing indicators - Supports actions to develop community wellbeing indicators, as air quality also delivers public health benefit.	Noted.	No change
Land use conflict/air and noise - Notes need for strategic land use planning to minimise health impacts from co-locating sensitive development with roads or other activities of high air or noise emissions. Notes opportunity to address these land-use conflicts through actions in the draft LSPS e.g. placemaking for centres and transport corridors, reviewing planning controls and Council policies, undertaking key studies and strategies. Suggests Council adopt principles and approaches in Development near rail corridors and busy roads – interim guideline, Child Care Planning Guideline and Parramatta Road Corridor Urban Transformation Planning and Design Guidelines – Implementation tool kit, when preparing future planning controls (A19.2). Notes that industrial land in the LGA identified by GSC Sustainability Profile Map 37, has moderate potential for land use conflict.	This is addressed in: • P8 which contains a principle to avoid intensification of development and incompatible land uses in areas exposed to natural and urban hazards • P15 which contains housing principles to limit development where there are unacceptable hazards and risk, impact on tree canopy and to avoid residential development in industrial precincts and business parks. • A19.2 to develop planning controls to create good internal amenity for developments along main roads and future transport corridors • P21 which contains a principle to coordinate land use and transport to improve amenity and support the safe and efficient movement of people, goods and service • P28 which contains a principle to support industrial and urban services by managing the interface with adjoining land uses and ensuring residential development does not sterilise industrial or urban services land. A28.1 includes developing new LEP and DCP controls that address land use interfaces. It was amended to also ensure uses in employment lands or adjoining areas are compatible with existing uses.	A28.1 amended
Infrastructure - Supportive of A28.1 (strategic review of industrial and urban services land) and recommends that this work be extended to a review of the SP2 Infrastructure zone and actions to safeguard transport and infrastructure needs.	This is addressed in: • A9.2 to develop LEP and DCP controls that safeguard transport and infrastructure needs, including a review of the SP2 infrastructure zone	No change

Submission summary	Response summary	Recommended action
Hazards - Recommends that Council in this review, address Action 81 in the *District Plan* – 'Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards'.	This is addressed in: • P8 which contains a principle to avoid intensification of development and incompatible land uses in areas exposed to natural and urban hazards.	No change
Land use conflict/noise - Notes that noise is a key health and wellbeing consideration in planning for healthy places and the importance of addressing noise impacts at the strategic planning level (spatial separation of incompatible land-uses) and employing a hierarchical approach to noise control. Notes potential for land use conflicts when planning for centres and new mixed-use development. Suggests Council strengthen A15.2 to also review planning codes to assess if they are contemporary, prevent land use conflict and are able to meet the community expectation for new places. Notes potential for land use conflicts when new housing/sensitive land uses are proposed in the vicinity of major road infrastructure and where there is expected traffic growth. Suggests Council review planning controls in these areas early on.	This is addressed in: • P8 which contains a principle to avoid intensification of development and incompatible land uses in areas exposed to natural and urban hazards • P15 which contains housing principles to limit development where there are unacceptable hazards and risk, impact on tree canopy and to avoid residential development in industrial precincts and business parks • A19.2 to develop planning controls to create good internal amenity for developments along main roads and future transport corridors • P21 which contains a principle to coordinate land use and transport to improve amenity and support the safe and efficient movement of people, goods and service • P21.2 to develop planning controls to address noise mitigation on freight corridors. A15.2 was amended to ensure the new LEP and DCP controls for housing minimise land use conflict.	A15.2 amended
Marinas/noise - Suggests Council apply a hierarchical approach to address noise-related land use conflicts for any marina expansion (A1.8): • Spatial separation of incompatible land-uses (zoning) • Minimise noise emissions at source (design) • Reduce noise impact at receivers (design)	As outlined in A1.8, the expansion of the W2 zone is subject to a strategic sites assessment and expansion of marina facilities will only be considered subject to assessment of all impacts consistent with the approach suggested.	No change
Waterways - Suggests that the following concept be applied to strengthen the first principle in P1: • Promote development that maintains or restores the community's uses and values of waterways. Where these values are being achieved in a waterway, they should be protected; and where they are not being achieved, all activities should work towards their achievement over time.	This was added as a new principle in P1.	P1 amended

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Waterways - Suggests use of new DPIE mapping of high ecological value waterways and water dependent ecosystems to identify and address priority areas.	The Northern Beaches 'Natural Blue Grid' identified in P1, Map 2 consists of the waterways and water-dependent ecosystems with high ecological value, as identified by the mapping undertaken by DPIE. P1, Map 2 articulates the vision for the LGA's coast and waterways and identifies areas for improvement through the risk-based framework pilot project.	No change
Stormwater management - Suggests that actions to review stormwater controls be strengthened by ensuring that they include water sensitive urban design, including opportunities to deliver greater permeability for areas in both public and private domains.	The text in P1 was amended to clarify that WSUD will include greater permeability for public and private domain. A1.3 was amended to ensure the new LEP and DCP controls will incorporate integrated water cycle management (including WSUD).	P1, A1.3 amended
Unsewered areas - Supportive of actions to investigate opportunities to connect unsewered areas of the LGA.	Noted.	No change
Wastewater/stormwater - Suggests Council discuss the role of treated wastewater and stormwater as part of an investigation into promoting integrated water cycle management.	A principle in P1 was amended to incorporate integrated water cycle management into the built form, which is explained in detail in P1, Figure 25, which illustrates improved wastewater treatment, greywater and recycled water are key elements of integrated water cycle management. A1.3 was amended to ensure the new LEP and DCP controls will incorporate integrated water cycle management.	P1, A1.3 amended
Green infrastructure/funding - Notes that the role of water in the delivery of green infrastructure, open space and tree canopy should be an important consideration by Council. Notes the need for funding sources other than development contributions and that any review of contribution or funding approaches should include stormwater infrastructure and associated water quality devices.	This is addressed in: • P5 which includes a principle to increase the urban tree canopy and green cover by incorporating water sensitive urban design • A5.1 to implement the Urban Tree Canopy Plan (which will address other opportunities for funding) • A5.3* to prepare design guidelines to inform LEP and DCP controls which include requirements for water sensitive urban design. P9 includes an action to work with the NSW Government to increase the range of essential infrastructure to be provided for under Section 7.11 of the EP&A Act (A9.5*). This action was amended to include green infrastructure. P9 also includes an action to work with the NSW Government to permit an	A9.5* amended

Submission summary	Response summary	Recommended action
	increase to maximum permitted development contributions under Section 7.12 of the EP&A Act where required (A9.6*).	
Integrated water cycle management - Suggests that Council consider the development of green plans that are underpinned by integrated water cycle management, especially for key centres and areas.	A new action (A1.11*) was added to work with Sydney Water on the development of the Eastern Sydney Regional Master Plan.	A1.11* added
Waste management - Notes that draft actions to support better waste management outcomes are limited or high-level. Recommends that Council: • Include a specific action, relating to key waste streams or activities for the LGA, and with a consideration for waste prevention measures and waste-infrastructure planning to support service outcomes. • Consider opportunities for circular economy outcomes through shared or community space and place-based design e.g. food donation, organic waste management infrastructure (e.g. community composting), or reuse and repair centres. • Incorporate content from EPA guidance notes on Waste and Resource Recovery to strengthen waste-related actions and resource recovery outcomes.	P7 focuses on opportunities to improve efficiency, including waste. P7 includes principles and actions relating to waste efficiency: • a principle to support smart technology and infrastructure (opportunities include waste efficiencies through initiatives such as smart bins) • A7.2 to identify opportunities for precinct-scale efficiencies, smart technology and infrastructure and better building standards • A7.4 to improve building standards. Building on this, amendments have been made to support circular economy outcomes: • P7 - text was added to identify opportunities to transition to a circular economy through waste efficiency. • P7 - text was added to reference Kimbriki Resource and Recovery Centre. • P7 – principle to reduce the volume of waste and waste transport requirements was amended to refer to maximising re-use and recycling to support a circular economy. • A7.2 - action amended to identify opportunities for circular economy outcomes in the environment study, employment study and local housing strategy. • P7, Figure 39* was amended to include 'facilitate circular economy outcomes' as an LGA-wide efficiency action. • A definition of circular economy was added to the Glossary. • P9 – principle to ensure that new and upgraded infrastructure is efficient and flexible to adapt to long-term needs was amended to ensure that infrastructure also contributes to the circular economy. Amendments were made to protect waste infrastructure land: • P9 was amended to include a new principle to protect waste infrastructure land.	P7, Figure 39*, A7.2, P9, A9.2, Map 25*, Glossary amended Figure 36* added

Submission summary	Response summary	Recommended action
	• A9.2 was amended to ensure LEP and DCP controls protect waste infrastructure land (in addition to transport and other infrastructure needs). TfNSW was added as a partner for this action. P21, Map 25* was amended to show waste facilities in relation to the LGA and describe where the LGA's waste and recycling is transported and processed. This is supported by actions in P21 which relate to urban freight, which includes responding to increased waste collections. A new figure (Figure 36*) was added to P7 to include commitments from *Protect. Create. Live.* which include: • 85% diversion of waste from landfill (2040) • reducing the rate of waste generation per person (2040) • reducing single use plastics (2040).	
Contaminated land - Notes lack of discussion of the management of contaminated land, other than its recognition as an urban hazard. Suggests that there is the opportunity to review Council's current approaches to the management of contaminated land and to include an action to consider contaminated land in planning controls, especially when planning for sensitive land-uses.	A principle to minimise groundwater contamination and its discharge into the environment, and a principle to reduce adverse impacts from development in environmentally sensitive areas have been added to P8. Text was added to P8 to ensure it references both natural and urban hazards, describe urban hazards in the LGA (including water, air and noise pollution and soil and groundwater contamination) and describe Council's work to minimise the generation of air and noise pollution and soil and groundwater contamination and its discharge into the environment. New actions have been added to P8 to address contaminated land management in LEP and DCP controls (A8.8*) and to investigate the establishment of a baseline and ongoing monitoring for pollution sources (A8.9*). EPA was added as a partner for these actions. P8, Map 11* was amended to show wastewater in close proximity to waterways and employment lands in close proximity to main stormwater arteries.	P8, Map 11* amended A8.8*, A8.9* added

Submission summary	Response summary	Recommended action
Greater Sydney Commission's Phase 3 Assurance (GSC/DPIE)		
GSC Preliminary review of draft LSPS (12 November 2019)		
Biodiversity - *District Plan* Action 61 - Suggests Sydney Harbour REP – critical habitat area (penguins) be included in the LSPS.	P2, Map 3 was amended to include critical habitat areas identified in *SREP (Sydney Harbour Catchment) 2005* – Little Penguin Critical Habitat.	Map 3 amended
Metropolitan Rural Area - The proposed extension to *District Plan* MRA boundary to include Belrose North cannot be considered by the GSC until the next review of the *Region Plan*. Suggests noting 'we have large portions of Belrose North that have traits and characteristics that are the same as Deferred Lands Areas'. Also include an action for Council to work with the GSC and DPIE to expand the MRA to include this land.	P4 text was amended to identify that Parts of Oxford Falls (south), Cromer Heights (west) and Belrose North, are not currently identified as part of the MRA in the *Region Plan* but share many of its traits and characteristics. It identifies this land area as 'Future MRA investigation area', and notes that Council will work with the GSC to assess its suitability for inclusion in the MRA when the *Region Plan* is reviewed. It also notes that using the precautionary principle, Council will apply the principles and actions in this priority to these lands until that review is complete. A new action (A4.6*) was added to work with the GSC and DPIE to investigate potential for inclusion of Belrose (north), Oxford Falls (south) and Cromer Heights (west) in the MRA. Maps and figures throughout *Towards 2040* were amended to reflect the extent of the MRA as represented in the *Greater Sydney Region Plan* and to identify areas of Belrose (north), Oxford Falls (south) and Cromer Heights (west) as 'potential future MRA investigation area'.	Map2, Figure 26, P2, Map 3, Map 4, Map 5, Map 5, Figure 30*, Figure 31*, Map 8*, Map 11*, Map 12*, Map 13*, Map 14*, Map 16*, Map 17*, Map 18*, Map 32*, Map 33* amended A4.6* added
Tree canopy - *District Plan* Action 70 - Suggests quantifying the current tree canopy coverage for the LGA.	A new map (Map 6*) was added to P5, to show the existing urban tree canopy coverage (%) of each suburb in the LGA. New text was added to P5 to identify that tree canopy varies significantly across the LGA, with an overall coverage of 39% (*North District Plan*), and low levels of urban tree canopy coverage in areas such as Queenscliff. A new infographic (Figure 33*) was added to P5 showing the Government Architects NSW's proposed tree canopy benchmarks, which will be used to guide development until such time that LGA-specific tree canopy and green cover targets are developed in accordance with A5.2.	P5 amended Figure 33*, Map 6* added
Open space - *District Plan* Action 72 - Suggests describing the current quality of open space within the LGA, broadly describing areas of the LGA with poor access to open space based on the 400m and 200m benchmarks in the *District Plan*.	An assessment of open space quality in the LGA will be undertaken as part of the open space and recreation strategy (A6.1). Open space categories described in P6 have been amended to reflect	P6, Map 8*, Figure 34, amended Maps 9* and 10* added

Submission summary	Response summary	Recommended action
	preliminary work on the open space and recreation strategy. P6, Map 8* and Figure 34 have been amended to reflect these new categories. Open space access has been addressed through new maps (Maps 9* and 10*) in P6 that show existing residential lots that are not located within 400m of open space and existing high-density residential lots (more than 60 dwellings/ha) not located within 200m of open space. The maps are based on 400m and 200m buffers, as pedshed data was not available. New text has been added to P6 to identify that although the Northern Beaches has a high proportion of homes within a 400m walk to open space (78%), there are areas which may be considered to have poor access to open space including: • urban residential areas outside the 400m buffer include areas of Avalon Beach, Newport, Warriewood, Wheeler Heights, Seaforth, Collaroy Plateau and Freshwater • urban high-density residential areas outside the 200m buffer include areas of Dee Why, Collaroy, Queenscliff, Manly Vale, Fairlight and Balgowlah.	
Waste management - *District Plan* Action 76 – Suggests identifying future waste management challenges and identifying potential options to reduce volumes of waste.	P7 focuses on opportunities to improve efficiency, including waste. P7 includes principles and actions relating to waste efficiency: • a principle to support smart technology and infrastructure (opportunities include waste efficiencies through initiatives such as smart bins) • A7.2 to identify opportunities for precinct-scale efficiencies, smart technology and infrastructure and better building standards • A7.4 to improve building standards. Building on this, amendments have been made to support circular economy outcomes: • P7 - text was added to identify opportunities to transition to a circular economy through waste efficiency. • P7 - text was added to reference Kimbriki Resource and Recovery Centre. • P7 – principle to reduce the volume of waste and waste transport requirements was amended to refer to maximising re-use and recycling to support a circular economy.	P7, Figure 39*, A7.2, P9, A9.2, Map 25*, Glossary amended Figure 36* added

Submission summary	Response summary	Recommended action
	• A7.2 – action was amended to identify opportunities for circular economy outcomes in the environment study, employment study and local housing strategy • P7, Figure 39* was amended to facilitate circular economy outcomes as an LGA-wide efficiency action. • A definition of circular economy was added to the Glossary. • P9 – principle to ensure that new and upgraded infrastructure is efficient and flexible to adapt to long-term needs was amended to ensure that infrastructure also contributes to the circular economy. Amendments were made to protect waste infrastructure land: • P9 was amended to include a new principle to protect waste infrastructure land. • A9.2 was amended to ensure LEP and DCP controls protect waste infrastructure land (in addition to transport and other infrastructure needs). TfNSW was added as a partner for this action. P21, Map 25* was amended to show waste facilities in relation to the LGA and describe where the LGA's waste and recycling is transported and processed. This is supported by actions in P21 which relate to urban freight, which includes responding to increased waste collections. A new figure (Figure 36*) was added to P7 to include commitments from *Protect. Create. Live.* which include: • 85% diversion of waste from landfill (2040). • reducing the rate of waste generation per person (2040). • reducing single use plastics (2040).	
Hazards - *District Plan* Action 80 - Suggests consideration of the likely impact of hazards to communities and infrastructure. This could include describing air pollution, noise pollution and contaminated land.	P8 has been amended to strengthen the focus on the likely impacts of hazards to the community and infrastructure and to address urban hazards: • P8 - priority heading was amended to 'Adapted to the impacts of natural and urban hazards and climate change'. • P8 - text was added describing urban hazards in the LGA (including water, air and noise pollution and soil and groundwater contamination). • P8 - text was added referencing implementation of NSW Wood Smoke Reduction Program.	P8, Map 11* amended A8.8*, A8.9*, A8.10* added

Submission summary	Response summary	Recommended action
	• P8 - new principle to manage risks associated with sea-level rise was added. • P8 - new principle to minimise water, air and noise pollution, soil and groundwater contamination and its discharge into the environment was added. • P8 - new principle to minimise adverse impacts from development in environmentally sensitive areas was added. • A8.8* - new action to develop LEP and DCP controls to ensure best practice management of pollution and contamination was added. EPA was added as a partner for this action. • A8.9* - new action to investigate the establishment of a baseline and ongoing monitoring for specific pollution sources was added. EPA was added as a partner or this action. • A8.10* - new action to investigate mechanisms to minimise the incidence of illegal dumping. EPA was added as a partner for this action. A principle was added to P9 to ensure infrastructure upgrades address impacts from climate change, including exposure to UV radiation and urban heat, sea-level rise and increased incidence of bushfire, flooding and storm surges. P8, Map 11* was amended to show: • more detailed flood prone mapping. • more detailed bushfire prone land mapping. • wastewater in close proximity to waterways. • employment lands in close proximity to main stormwater arteries.	
Transport - *District Plan* Action 1 - Ensure consistency of terminology with *Future Transport 2056* when referring to transport corridors (e.g. city serving/ centre serving) and clarify NSW Government initiatives from Council-led initiatives	P9, Map 12*, P19, Map 22* and text in P19 have been amended to better align with terminology in *Future Transport 2056*. A19.3, A19.4. A19.5, A19.6 A19.8 were amended to note whether transport projects were TfNSW *Future Transport 2056* initiatives or initiatives that Council will advocate for.	Map 12*, Map 22*, P19, A19.3, A19.4, A19.5, A19.6, A19.8 amended
Shared use - *District Plan* Action 5 - Opportunities for shared use for infrastructure to be mapped.	Shared use, joint use and partnerships relating to use of infrastructure are addressed in: • principles in P6, P9, P11, P14 to encourage partnerships, shared use and joint use opportunities.	Map 8*, Map 12* amended

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	• A6.3, A10.2, A11.3, A11.5, A11.7 and A14.3 which facilitate shared use and list partners. To further identify opportunities for shared use the following amendments have been made: • P6, Map 8* was amended to identify schools that may provide potential opportunities for shared use, particularly in response to locations that may have limited access to open space (refer to Maps 9* and 10* in P6). • P9, Map 12* already identifies shared and joint use of government-owned property, including schools and sport fields, with DOE and independent schools listed as a partner. However, the map was amended to show Council's MOU with Narrabeen High.	
Housing - *District Plan* Action 17 – Misalignment between LSPS housing numbers to 2036 and the numbers released by the GSC, producing a discrepancy of 6,235. Concern that future housing supply does not contribute enough to the 92,000 North District implied dwelling target.	Council will work with DPIE to provide updated housing demand projections in the local housing strategy. P15 was updated to include new text that notes: • the discrepancy between DPIE and Council's estimated future dwelling demand figures due to different household size projections. • further work to determine dwelling targets to be detailed in Council's local housing strategy.	P15 amended
Housing - *District Plan* Action 17 – Suggests the LSPS include take up rates, capacity projections and future opportunities for more housing.	P15 identifies that there is capacity for around 6,400 new dwellings to be developed in areas already zoned for growth and 4,360 dwellings in Frenchs Forest Planned Precinct. It is projected that there will be demand for 11,265 dwellings by 2036, resulting in a gap of 480 dwellings (P15, Figure 48*). The local housing strategy (A15.1) will include a more detailed analysis of housing capacity, including take up and future housing opportunities to inform changes to the LEP.	No change
Housing - *District Plan* Action 17 – Suggests the LSPS identify mechanisms to achieve housing diversity.	Housing diversity is identified as an important consideration and included as a principle to guide future decisions on housing (P15, Figure 51*). This will be addressed in the local housing strategy (A15.1).	No change
Housing - *District Plan* Action 17 – Suggests identifying future housing opportunities from Beaches Link Tunnel and other transport projects.	The structure plan identifies a 'Beaches Link Tunnel investigation area' and A19.7 indicates Council's commitment to investigate opportunities in areas subject to change from the tunnel project. Furthermore, the local housing strategy (A15.1) will explore future housing opportunities, including if any opportunities exist from the Beaches Link Tunnel and	No change

Submission summary	Response summary	Recommended action
	other transport projects such as the potential east-west public transport corridors.	
Housing - *District Plan* Action 18 – Suggests revising Council's Affordable Rental Housing policy (10% affordable housing requirement) for consistency with the *District Plan* which notes that this is subject to feasibility.	The principle in P16 to seek a minimum 10% affordable rental housing for all planning proposals for upzoning, urban renewal or greenfield development, with higher rates where financially feasible, is consistent with the Affordable Housing Policy endorsed by Council. Planning for urban renewal areas will involve place-based approaches e.g. master plans, place plans, structure plans, precinct plans, which will include feasibility studies to inform planning controls and address affordable housing requirements.	No change
Housing - Council was encouraged to work with DPIE in relation to State policies and the Local Housing Strategy.	DPIE is identified as a partner for A15.1 to prepare the local housing strategy and A15.3 in relation to State policies.	No change
Housing - Requests inclusion of data on secondary dwellings and boarding houses to illustrate demand.	A new infographic (Figure 49*) was added to P15 to illustrate the number of dwellings per development type constructed since 2016.	Figure 49* added
Managing growth and change - *District Plan* Action 17 - Suggests reframing the principles for managing growth and change to provide greater consistency with the *District Plan* (page 40).	Strategic principles for managing growth and change have been amended to provide greater consistency with the *North District Plan*.	Managing growth and change section amended
Measures - Suggests checking that measures from *Pulse* have been included.	The following additional measures have been added to *Towards 2040* to align with *Pulse:* • job distribution by type • number of hot days (>35°C) • urban heat (P5).	Measures section amended
Planning framework - Suggests S9.1 directions and SEPPs should be identified in the line of sight.	Figure 2 (about *Towards 2040* section) is based on the 'line of sight' diagram contained in DPIE's 'LSPS guideline for Councils'. Figure 80* (implementation section) was amended to include S9.1 directions and SEPPs. The implementation section was amended include refer to applicable Ministerial Directions (s9.1 directions).	Figure 80*, Implementation section amended
Collaboration - Suggests changing terminology from 'advocate' and 'lobby' to 'work with'	The terminology in A9.5*, A9.6* and A16.5 were amended from 'lobby and advocate' to 'work with', for a more collaborative approach to planning.	A9.5*, A9.6*, A16.5 amended

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	Note: a number of actions in P19 were amended to identify transport initiatives that Council will advocate for. This is in response to feedback from TfNSW.	
GSC Technical health check of final LSPS (4 February 2020)		
Principles for growth – *District Plan* Action 17 - suggests changing the principle 'avoid residential uses in industrial precincts and business parks' to the wording of the North District Plan 'retain and manage'	Managing growth and change principle was changed for consistency with P28. This principle is founded on the *North District Plan* (planning priority N11).	Managing growth and change principle amended
Principles for growth – *District Plan* Action 17 - suggests simplifying the text to clarify that rezonings will likely be proposed to deliver a new LEP and implement the local housing strategy (including delivery of 6-10 year housing targets). Current wording suggests there is no opportunity for change.	Reference was removed to no changes to current planning controls. Text was amended to clarify that planning proposals that seek to deliver housing above that required and identified in the 'local housing strategy' will have challenges in demonstrating strategic merit. Reference to 'housing target' was changed to 'implied dwelling requirement' and implied dwelling requirement was added to the glossary. These changes acknowledge that changes to Council's planning controls will be required to deliver the new LEP and implement the local housing strategy.	Managing growth and change section Glossary amended
Metropolitan Rural Area – noted the identification of certain land as 'future MRA investigation area' subject to the review of the *Region Plan*. Noted that the differences may be due to GIS mapping layers and live planning proposals during the finalisation of the *Region Plan*.	Noted.	No change
Metropolitan Rural Area – *District Plan* Action 69 - suggests strengthening commitment to engagement with Aboriginal community in relation to land at Oxford Falls and Belrose North. Suggests including reference to working with MLALC to better understand land constraints in the MRA (whilst it was noted this was already addressed in P13, it was suggested an additional reference to this is added to P4)	A4.7* was added to align with P13. The new action indicates Council will work with MLALC to better understand constraints as well as feasible and appropriate land use opportunities on land owned by MLALC. DPIE, MLALC and NSWALC were identified as partners for this new action.	A4.7* added
Resilience – A8.6 - climate change action plan partner 'Cancer Institute NSW' should be expanded to include DPIE, Resilient Sydney, Office of Emergency Management	A8.6 was amended to include additional partners (DPIE, Resilient Sydney, Office of Emergency Management).	A8.6 amended
Cemeteries – *District Plan* Action 3 - suggests A12.10* be amended to also include investigation of 'innovative solutions' to increase the density of cemeteries	A12.10* was amended to include reference to 'innovative solutions' in addition to investigating expansion of cemeteries.	A12.10* amended

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Housing – *District Plan* Action 17 - suggests clarifying that the 'demand' for housing to 2036 of 11,747 dwellings is actually an 'implied dwelling requirement' based on demographic modelling (different from market demand)	P15 text was amended to clarify that the 11,747 dwelling 'demand' figure is an 'implied dwelling requirement'. A definition for 'implied dwelling requirement' was also added to the glossary. Note: 'Demand' is mentioned throughout *Towards 2040*. Therefore, adding an explanation to the text in P15 and a definition to the glossary is the most appropriate response and will maintain plain English.	P15 text, Glossary amended
Housing – *District Plan* Action 17 - suggests clarifying that the 'supply' of housing (Figure 48*) is actually 'feasible capacity' under current planning controls and likely supply from planned precincts. Also suggests adding further narrative on feasible housing capacity including clarifying the 6,400 new dwellings in areas already zoned for growth	The housing capacity outlined in *Towards 2040* is based on the preliminary findings from the local housing strategy, which includes high-level feasibility analysis. More detailed feasibility testing will be completed in the local housing strategy. P15 text was amended to clarify the local housing strategy will consider feasibility. Note: Map 17* already refers to 'feasible housing capacity under current controls'. P15 text was amended to clarify that the existing capacity under current planning controls (for 6,400 new dwellings) is 'feasible' capacity which is further broken down by location in Map 17* and by type in Figure 50*.	P15 text amended
Housing – suggests clarifying household size assumptions in the local housing strategy (e.g. expectation household size will stabilise) **Housing** – advised that housing targets are based on Sydney Water connections, with secondary dwellings acknowledged as contributing to housing supply **Housing** – notes that a 6-10 year housing target is to be confirmed in the local housing strategy **Housing** – suggests that the historical trend of housing demand be considered in the local housing strategy	These are matters that will be addressed in the local housing strategy.	No change
Housing – *District Plan* Action 17 - TfNSW suggests distribution of housing capacity around the B-Line bus stops	This is addressed in: • P15 principle to 'locate new housing in strategic and local centres and within reasonable walking distance (800m) of high-frequency public transport'. This principle is flexible as it applies to high-frequency transport other than the B-Line (e.g. ferry). • P19 principle to 'respond to opportunities and implications arising from new transport infrastructure'. This principle applies to new infrastructure, such as the B-Line or other future transport projects, such as the Beaches Link Tunnel or east-west links.	No change

Submission summary	Response summary	Recommended action
	• Map 18* identifies that areas up to 1.5km from strategic and local centres with high-frequency public transport will be investigated for increased housing diversity. This includes a number of B-Line bus stops. *Towards 2040* identifies opportunities to investigate housing capacity around public transport, such as B-Line bus stops, through principles and maps which will guide the local housing strategy (A15.1) which will further investigate the distribution of housing.	
Housing – suggests that actions seeking exemptions to State policies (e.g. SEPPs) be reworded to continuing working with DPIE on the application of the relevant SEPPs by developing a local approach to the provision of seniors housing, boarding houses and medium density housing based on evidence in the LHS (Actions 4.4, 15.3, 28.2)	Actions 2.2, 4.4, 15.3, 16.5, 28.2 were amended to clarify that Council will work with DPIE on the application of SEPPs by developing appropriate approaches based on evidence in the local housing strategy. DPIE was added as a partner for A2.2 and A28.2.	A2.2, A4.4, A15.3, A16.5, A28.2 amended
Affordable housing – *District Plan* Action 18 - clarify that the 10% affordable housing requirement (and 15% Frenchs Forest target) is a Council initiative, which differs from the target identified in the *Region Plan*	P16 text was amended to include reference to the *Region Plan* 5-10% affordable rental housing target, subject to viability. The text clarifies that the 10% affordable housing target (with higher rates where feasible) is a Council initiative from the endorsed Affordable Housing Policy.	P16 text amended
Affordable housing – *District Plan* Action 18 – suggests changing reference from 'key workers' to 'low to very low income households' inline with relevant State policies	A definition for affordable rental housing is provided in page 126 (i.e. very low income households, low income households or moderate income households). A16.2 aligns with Council's Affordable Housing Policy. A16.2(b) refers to Council's policy for prioritising allocation of affordable housing to eligible households. Prioritising allocation to key workers is within the legislative framework.	No change
Transport – *District Plan* Action 51 - suggests ensuring that reference to Dee Why – Chatswood connection relates to increased transport services (not B-Line or mass transit) as the project is in investigation stage	This matter was addressed in our previous response to GSC Phase 3 Preliminary Review feedback & TfNSW submission where a number of changes to terminology were made to better align with *Future Transport 2056* and to delineate TfNSW-led initiatives from initiatives that Council-led initiatives. See previous amendments to: P9, Map 12*, P19, Map 22*, A19.3, A19.4. A19.5, A19.6 A19.8.	No further change refer to changes to GSC Phase 3 - Preliminary Review feedback & TfNSW submission response
Transport – *District Plan* Action 51 – suggests that Council's commits to work with TfNSW on the impact of Beaches Link on local communities	This matter was addressed in our previous response to GSC Phase 3 Preliminary Review feedback. The structure plan identifies a 'Beaches Link Tunnel investigation area', which was extended to address TfNSW's submission. A19.7 indicates Council's commitment to investigate	No further change

Submission summary	Response summary	Recommended action
	opportunities in areas subject to change from the tunnel project. Furthermore, the local housing strategy (A15.1) will explore future housing opportunities, including if any opportunities exist from the Beaches Link Tunnel and other transport projects such as the potential east-west public transport corridors.	refer to changes to GSC Phase 3 - Preliminary Review feedback
Frenchs Forest – *District Plan* Action 30 - suggests removing reference to the 41m height limit as building heights still need to be determined	Reference to building height limit in Frenchs Forest was removed as the planning controls for the strategic centre have not been finalised.	P23 text amended
Brookvale – queried status of the draft Brookvale Structure Plan and strategic directions in relation to industrial lands	The draft Brookvale Structure Plan was prepared prior to the *North District Plan*. Council is committed to retain and manage all industrial lands in line with the *North District Plan*. P28 supports this position.	No change
Partners – *District Plan* Action 12 - replace RMS with TfNSW	References to 'RMS' were deleted and/or replaced with TfNSW.	Acronyms, Map 12* amended
Planning framework - suggests additional text be added referencing SEPPs and S9.1 Ministerial Directions	The simplified version of the strategic planning framework shown in Figure 2 (page 10) is based on DPIE's LSPS Guideline. Reference to SEPPs and S9.1 Ministerial Directions has been included in a more detailed diagram that was added in response to GSC Phase 3 Preliminary Review feedback (Figure 80*, page 193). It is also referenced in the implementation section (page 192). This is the most appropriate location for it to be referenced and fully explained within the broader policy framework. See previous amendments to implementation section and Figure 80*.	No further change refer to changes to GSC Phase 3 - Preliminary Review feedback
Strategies – suggests full description of strategies (e.g. MOVE Transport Strategy) for improved legibility	References to '*Move*' Transport Strategy and '*Protect.Create.Live*' Environment and Climate Change Strategy have been expanded for improved legibility.	A2.7, P7 text, P8 text, A7.5, A8.5, P19 text, P20 text, A20.1 amended
Green grid – verbal advice from the GSC, following the health check, raised concern regarding inconsistency with the *District Plan* in relation to P5 text which indicates Council does not support recreational access to Dee Why Lagoon (green grid project identified in *District Plan*).	P5 text was revised to clarify that any expansion or change in intensity to recreational access for Dee Why Lagoon will require further assessment and community consultation, particularly given its status as a wildlife refuge.	P5 text amended
Heritage – the Department of Premier and Cabinet (Heritage DPC)		
Aboriginal heritage and culture - Supportive of: • Strong recognition of heritage and culture as a fundamental aspect of the identity of the city. • Aboriginal and historic heritage initiatives.	Noted.	No change

Submission summary	Response summary	Recommended action
Tourism - Suggests considering the linkages between culture, heritage and tourism, and the opportunities culture and heritage bring to economic growth.	The text in P29 was amended to expand on Aboriginal culture-based tourism. It is noted that P29 identifies five tourism theme experiences, as outlined in Council's draft destination management plan (DMP). One of these themes is 'shared heritage' which recognises the role of heritage and culture in tourism and local economic growth. The DMP will inform new planning controls (A29.1).	P29 amended
Character - Suggests articulating heritage as it relates to the character of the city, including potentially identifying clusters of places and items which contribute to the significant character of the place.	A new principle was added to P17 to acknowledge the importance of heritage and culture in local character and place.	P17 amended
Education - Suggests maximising learning outcomes through the Coast walk and innovative story telling.	A14.5 includes delivering the coast walk and implementing the coast walk public art strategic plan, including heritage interpretation and artistic and cultural programs.	No change
Education - A18.3 which refers to educating the community and connecting to the Heritage Near Me program should be amended to remove reference to the Heritage Near Me program which no longer operates.	A18.3 was amended to remove reference to the Heritage Near Me program. The timing of the action was updated to ongoing.	A18.3 amended
Heritage - Suggests amending data on heritage items as follows: • 14 State heritage register items (15 are listed in LSPS) • 4 Aboriginal Places • 1,060 recorded Aboriginal sites (440 identified Aboriginal heritage sites are listed in LSPS)	Text in P13 and P18 were amended to reflect updated data on heritage items.	P13, P18 amended
Northern Sydney Local Health District (NSLHD) Health Promotion		
Health and wellbeing/place planning/active travel - Commends the inclusion of: • Health and wellbeing. • Four fast and frequent public transport corridors with safe and convenient walking and cycling paths, supporting active living by reducing car dependency. • Place-based planning.	Noted.	No change

Submission summary	Response summary	Recommended action
Primary industry/food production - Supportive of principles supporting primary industry, particularly food production, which is supported by avoiding urban intensification and subdivision in the MRA. Suggests mixed-use developments prioritise outlets which provide quality fresh fruit and vegetables.	P12 includes a principle supporting fresh food production. This principle was strengthened to include reference to healthy fresh food in shops.	P12 amended
Open space - Acknowledges the identified shortfall of land for sport and commends principles for more efficient use of open space and locating all high-density areas within 200m of open space.	Noted.	No change
Education - Supportive of access to world-class education including universities (P10). Notes low LGA participation rates in tertiary education. Suggests partnering with the university sector to bring a major campus and/or more tertiary education options to the Northern Beaches. This will increase vocational opportunities and improve equity and reduce traffic congestion caused by students commuting out of the area.	A principle in P10 was amended to include tertiary education opportunities (in addition to a university). A10.1 was amended to include investigation of opportunities and partnerships to bring a university and/or more tertiary education options to a strategic centre.	P10, A10.1 amended
Community facilities/health/wellbeing indicators - Supportive of P11 for community facilities and services that meet changing community needs and P12 for an inclusive, healthy, safe and socially connected community, including the actions for studies and further actions that will result from the studies. Notes the high rates of mental health-related hospitalisations and suicide in the LGA and agrees that creating opportunities for people to participate in community activities encourages social connections, trust, understanding and neighbourliness. Suggests including NSLHD Health Promotion as a partner for A12.7 to develop wellbeing indicators.	NSLHD was added as a partner for A12.6*.	A12.6* amended
Character - Supportive of P17 for centres and neighbourhoods designed to reflect local character and lifestyle.	Noted.	No change
Housing - Supportive of P15 requirements for housing including precinct level planning, proximity to public transport, provision of	P6 and P15 include a principle that will ensure new housing is located close to open space. This is also included as a measure.	Map 9*, Map 10* added

Submission summary	Response summary	Recommended action
open space and other infrastructure for the centre, increased housing diversity. Suggests ensuring all residential areas are within 10 minutes' walk of quality public green space as per the NSW Premier's Priority and all high-density residential areas are within 200m of quality public open space, with this being provided in the early stages of new developments.	New maps (Maps 9* and 10*) have been added to P6 identify areas where access to open space is limited. This will assist with planning for housing.	
Transport/active travel - Supportive of P19 for regional public transport and P20 for active travel. Commends A20.4 for new safe cycling routes. Notes that Beaches Link Tunnel will likely reduce traffic along Military Road and suggests that Council work with Mosman and North Sydney Councils to facilitate building a separated cycleway from the Northern Beaches through Mosman and North Sydney LGAs to City of Sydney.	A20.4 refers to new cycling routes, including the Greater Sydney Principal Bicycle Network. This action was amended to include the Sydney CBD as a destination for new separated cycleway routes. North District councils were added as a partner for this action.	A20.4 amended
Schools/active travel - Notes Council's Active to School initiative to encourage walking and cycling to school (A20.6). Suggests collaboration with existing and new schools to provide active transport routes and infrastructure which will encourage active transport.	Council is currently working with a number of schools and TfNSW on Active to School initiatives to deliver active transport routes and infrastructure (A20.6). This action was amended to include TfNSW as a partner.	A20.6 amended
Night time economy/health - Notes that Northern Beaches has a greater proportion of residents drinking alcohol at a high-risk level than the North District and NSW as a whole. Supports P30 (diverse night time economy) which is not solely predicated upon consumption of alcohol. Suggests supporting diverse late night attractions such as night markets, parks and public spaces with adequate lighting and access to public toilets	Council will prepare a night-time economy strategy (A30.1) that will respond to key priorities and actions identified in the Northern Beaches Community Safety Plan (A30.4), including those related to alcohol consumption in the LGA. Efforts to support diverse late night attractions such as night markets, parks and public spaces are supported by the amended principle in P30, which has been amended to clarify that locations will be broadened, not just activities. Public domain aspects including lighting and access to public toilets will be addressed in the public domain guidelines (A17.1), place plans, precinct plans and activation plans for areas including Manly, Mona Vale and Frenchs Forest Planned Precinct (A30.3).	P30 amended

Submission summary	Response summary	Recommended action
NSW Rural Fire Service (NSW RFS)		
Bush fire - Supportive of strategic planning principles that advocate identification of native bush land for conservation and rehabilitation, demarcation of suitable locations for future development based on environmental constraints analysis and provision of adequate infrastructure to support existing and future development.	Noted.	No change
Bush fire - Recommends that Council consider further studies on bush fire risk to development on bush fire prone land, that consider principles in Chapter 4 of *Planning for Bush Fire Protection 2019*.	A8.1 was amended to outline proposed bushfire studies to inform the new LEP including completion of the Bush Fire Prone Land Map and plans to undertake a strategic bushfire risk assessment in accordance with *Planning for Bush Fire Protection 2019*.	A8.1 amended
Bush fire - Notes that inappropriate development must be excluded in bush fire prone land where: • The bush fire risk makes it inappropriate for a new development to occur (in some cases, even despite compliance with *Planning for Bush Fire Protection 2019*. • The development is likely to be difficult to evacuate during a bush fire due to its siting in the landscape, fire history and/or size and scale. • The development will adversely affect other bush fire protection strategies or place existing development at increased risk. • The development is within an area of high bush fire risk where density of existing development may cause evacuation issues for both existing and new occupants. • Environmental constraints to the site cannot be overcome.	Council has amended the principles within P8 to align with these principles. The following amendments were made to align with the *Planning for Bush Fire Protection 2019*: • principle in P8 amended to include reference to avoiding inappropriate development in areas exposed to natural and urban hazards. • a principle to avoid developments in high risk areas that rely on performance-based solutions, are difficult to evacuate or would be occupied by at-risk members of the community (including schools, hospitals and nursing homes) was added to P8. • A8.1 was amended to identify that the new Northern Beaches Bushfire Prone Land Map and strategic bushfire risk assessment guide development in accordance with State government guidelines, including *Planning for Bushfire Protection 2019*. NSW RFS was added as a partner for this action. • A8.2 was amended to include reference to bushfire prone areas and the need to limit intensification of development for both risk minimisation and environmental protection. Reference to the environment study and housing strategy has been removed as this will be addressed in a number of other studies including those in A8.1. • NSW RFS and DPIE were added as partners for A8.3.	P8, A8.1 amended
Bush fire - Notes that the relevant bush fire protection measures applicable to different types of development need consideration at the strategic planning stage to ensure that future development can comply with PBP.	Reference was made to the PBP in A8.1.	A8.1 amended

Submission summary	Response summary	Recommended action
Office of Sport		
Open space - Suggests inclusion of Office of Sport as a partner for A1.4.	Office of Sport was added as a partner for A1.4.	A1.4 amended
Green grid - Suggests inclusion of Office of Sport as a partner for A1.9. Also suggests investigation of opportunities for non-motorised water sports launching, storage and utilisation.	Office of Sport was added as a partner for A1.9. The action was also amended to include reference to opportunities for non-motorised water sports launching, storage and utilisation.	A1.9 amended
Recreation - Suggests inclusion of Office of Sport as a partner for A4.5. Also suggests referencing Outdoor NSW.	Office of Sport was added as a partner for A4.5. The action was also amended to acknowledge that Council intends to work with Outdoors NSW on the open space and recreation strategy, to identify opportunities for recreation.	A4.5 amended
Open space/recreation - Suggests inclusion of DPIE and Office of Sport as a partners for A6.1.	Office of Sport and DPIE were added as partners for A6.1.	A6.1 amended
Sports fields - Suggests inclusion of Office of Sport as a partner for A6.3. Also suggests reference to innovative sports facility inclusion in new development.	The Office of Sport was added as a partner for A6.3. A6.2 was amended to clarify the requirement for LEP and DCP controls to improve provision of open space and recreation (for example, innovative sports facilities inclusion in new developments).	A6.2, A6.3 amended
Sports fields - Suggests inclusion of Office of Sport as a partner for A6.5. Also suggests including reference to Frenchs Forest Planned Precinct.	This action is based on Council's Sportsground Strategy. The strategy was completed in 2017 and therefore a precinct-specific open space study will guide the planning for Frenchs Forest Planned Precinct.	No change
Collaboration/open space/recreation/ shared use/funding/Frenchs Forest - Suggests inclusion of Office of Sport as a partner for A10.2, A11.1, A11.3, A11.5, A11.7, A11.8, A12.2, A12.4, and A12.5.	Office of Sport was added as a partner for A10.2, A11.1, A11.3, A11.5, A11.7, A11.8, A12.2, A12.3*, A12.4*.	A10.2, A11.1, A11.3, A11.5, A11.7, A11.8, A12.2, A12.3*, A12.4* amended
Place planning - Suggests inclusion of Office of Sport as a partner for A12.1. Also suggests reference to active communities.	Reference to active communities was added to A12.1. The partner for this action is 'all' which includes Office of Sport.	A12.1 amended

Submission summary	Response summary	Recommended action
Frenchs Forest - Suggests reference to sports facilities (A12.2).	Reference to sports facilities was not added as this action refers to the Green Star liveability criteria which does not include sports facilities.	No change
Recreation - Suggests reference to green, active recreation and/or sports facilities on rooftops (A12.5)	A12.4* amended to include reference to green, active recreation and/or sports facilities on rooftops.	A12.4* amended
State Library (SL)		
Libraries - Identifies the need for larger libraries as the population growths, and communities use libraries for more services. Suggests the State Library can assist in the assessment of library space needs.	P9, Map 12* was amended to show Mona Vale and Glen St libraries and include libraries as a collaboration project with SL and the Australian Library Information Association (ALIA) listed as partners (under arts, heritage and innovation). Assessment of library space needs is addressed below.	Map 12* amended
Libraries - Notes the important role of libraries in: • Education around healthy lifestyles. • Places for social inclusion. • Mechanism for connected communities through library programs, such as home library services. • Arts and creative opportunities through access to space, resources, technology. • Maker spaces that support innovation and skills development. • Temporary workspaces that support telecommuting or entrepreneurs or small business.	A new action (A12.9*) was added to acknowledge the important role of libraries for inclusive, health, safe and socially connected communities. ALIA and SL were added as partners for this action.	A12.9* added
Libraries - Identifies that the use of library spaces is changing in response to community needs. Commends council on remodelling of Dee Why and Mona Vale libraries and the new Glen Street library. Suggests *Towards 2040* looks at aligning appropriately sized libraries with relevant strategic and local centres with State Library assistance.	A11.1 was amended to include reference to the library strategy that Council is preparing. Council will work with SL and ALIA to develop the library strategy and identify future library space and usage requirements. SL and ALIA were added as partners for this action.	A11.1 amended
Libraries/education/partnerships - Identifies the important role of public library space to be used by students at all levels, including those accessing distance education. Suggests library spaces support individual and group study. Also suggests that partnerships, including co-location and service level agreements may enhance the likelihood of tertiary providers looking to the Northern Beaches for opportunities.	An existing principle in P10 was expanded to address the availability of local education opportunities and the use of libraries to support individual and group study. An existing principle in P11 was amended to address partnership opportunities for education and community uses. An existing principle in P11 addresses co-location opportunities of community services and facilities in community hubs in strategic centres.	A11.5 amended

Submission summary	Response summary	Recommended action
	A11.5 was amended to include SL and independent schools as partners (for opportunities for joint and shared use and public-private partnerships).	
Libraries - Supports Council's current work bringing together local studies collections and digitisation standards. Notes Council's role as a key provider of community heritage information and resources.	This will be addressed in Council's library strategy. A11.1 was amended to include reference to the library strategy that Council is preparing.	A11.1 amended
Sydney Water		
Green grid - Supports Green Grid projects and suggests collaborating with Sydney Water to deliver these outcomes.	Sydney Water was added as a partner to A1.4, A1.9 and A5.4* and added as a collaboration partner in P9, Map 12*, which includes the Greater Sydney Green Grid.	A1.4, A1.9, A5.4*, P9, Map 12* amended
Integrated water cycle management - Commends Council for investigating integrated water cycle management and suggests that working with Sydney Water for water sensitive urban design and water conservation can assist in delivering these outcomes.	Sydney Water was added as a partner for A1.3.	A1.3 amended
Coastal management - Suggest that the recommendations from the long-term coastal management programs (identified in A1.6) be incorporated into future LEP and DCP amendments.	A1.3 was amended to ensure that coastal management programs (identified in A1.6) are addressed in new LEP and DCP controls.	A1.3 amended
Water quality - Suggests that water quality outcomes could be further enhanced by monitoring and analysing water quality trends to inform catchment management activities, including creating standards and/ or regulations for development and recreational uses within catchment zones.	A1.3 involves new LEP and DCP controls that address the above studies, which include stormwater quality targets that implements the risk-based framework. Monitoring and reporting needs will be identified in the stormwater quality management plan (A1.1).	No change
Open space/recreation - Suggests that Sydney Water contribute to the open space and recreation strategy to integrate active transport routes within the green grid and future coastal walks, to strengthen management of the grid and tree canopy.	Sydney Water was added as a partner to A6.1.	A6.1 amended
Efficiency - Supports establishment of water efficiency targets to reduce consumption. Suggests further consideration of dual plumbing to allow for future connections to recycled water when available.	A new figure (Figure 36*) was added to P7 and includes drinking water commitments from *Protect. Create. Live*. A1.3 was amended to ensure that integrated water cycle management identified in Figure 25 is considered in the new LEP and DCP controls. This will include water sensitive urban design and stormwater reuse, such as dual plumbing.	A1.3 amended Figure 36* added

Submission summary	Response summary	Recommended action
Food waste - Sydney Water is accepting pre-consumer food waste at some wastewater treatment plans for co-digestion and can share its learnings with Council.	Noted.	No change
Infrastructure - Requests that Council inform Sydney Water of any potential changes to projected population, dwellings and employment to assist with planning for water needs and water infrastructure for the LGA.	This is not a matter for consideration for the LSPS.	No change
Infrastructure - Recommends appropriate land use zoning for water related operational infrastructure in the LEP.	A9.2 includes development of new LEP and DCP controls that safeguard infrastructure needs, including SP2 infrastructure.	No change
Efficiency - Sydney Water offers assistance with input to improve re-use and resource recovery (e.g. non-potable recycled water and stormwater harvesting) as well as education to reduce water consumption and increase re-use.	A7.5 involves development of action plans as part of implementation of *Protect. Create. Live.* This will detail initiatives aimed at achieving the commitments in the strategy, which include reduced water consumption. Sydney Water was added as a partner for A1.11* (new action identifying projects with Sydney Water).	A1.11* added
Transport for NSW (TfNSW)		
Transport accessibility planning - Suggests incorporating transport accessibility planning (including travel demand management, sustainable transport and sustainable land use operating practices) into Council strategies.	This is addressed in P19 and P20, including A19.1 which identifies the need to prepare a transport study to support the new LEP and an LGA-wide land use infrastructure implementation plan. P7, Figure 39* was amended to identify demand management initiatives as an LGA wide opportunity to improve efficiency. The Glossary was also amended to include a definition for demand management (as per *Future Transport 2056*).	Figure 39*, Glossary amended
Beaches Link Tunnel - Notes that the Beaches Link investigation area extends along Wakehurst Parkway to Warringah Road.	The Beaches Link Tunnel investigation area is indicative only. However, the structure plan (Map 1) and Figure 18 were amended to extend the investigation area along Wakehurst Parkway to Warringah Road (Frenchs Forest) to align with NSW Government maps for the tunnel link.	Map 1, Figure 18 amended
Place planning - Notes that TfNSW welcomes early discussion with Council in relation to movement and place in master/place planning.	This is addressed in A21.1 which includes the implementation of TfNSW's movement and place framework - with TfNSW listed as a partner. A12.1 also identifies that Council will engage early with State agencies in precinct and place plans. All agencies are listed as a partner for this action.	No change

Submission summary	Response summary	Recommended action
Active travel - Suggests the following be added as a principle for managing growth and change: • Provide safe, high quality walking and cycling links that cater for and encourage short trips to local centres, public transport services, schools, local open space and the Green Grid, and other trip attractors	This is addressed in P20 which identifies that Council's walking plan and bike plan support walking and cycling for shorter trips and for the start and finish of trips on other modes of transport. P20 also includes: • principles to prioritise walking infrastructure and safe cycling routes connecting to destinations such as schools • A20.4 to investigate new safe cycling routes separated from traffic connecting to destinations. Initiatives supporting active travel and contributing to healthy, safe and active communities are embedded throughout *Towards 2040* (P1-2, P5-7, P9-12, P15-17, and P19-P27).	No change
Tree canopy - Supportive of increasing tree canopy to provide shade along key walking and cycling routes and reducing UHI. Trees, awnings and landscape features to be located to not obstruct sight lines to traffic and setback to allow for bus/heavy vehicle overhang.	Noted.	No change
Transport demand management - Recommends adding the following action to align with the *District Plan:* • Transport demand management initiatives including working from home, improved walking and cycling, improved access to car sharing, carpooling and on-demand transport will also be considered in helping to achieve net-zero greenhouse gas emissions.	P7, Figure 39* was amended to identify demand management initiatives as an LGA wide opportunity to improve efficiency. The Glossary was also amended to include a definition for demand management (as per *Future Transport 2056*).	Figure 39*, Glossary amended
Education/transport demand management - Notes opportunity for Council to further build on its strong community links and to influence the provision and use of travel demand management, sustainable transport and sustainable land use operating practices through the statutory planning process and voluntary agreement through community outreach programs and in collaboration with key stakeholders.	This is addressed in P20 which includes a number of principles and actions for improved sustainability in the local transport network. P7 also identifies a number of opportunities to improve efficiency, including precinct-scale efficiencies, compact settlements, smart technology and improved buildings standards (e.g. electric vehicle charging). These opportunities are further addressed in A7.2 and A7.3. P7, Figure 39* was amended to identify demand management initiatives as an LGA wide opportunity to improve efficiency. The Glossary was also amended to include a definition for demand management (as per *Future Transport 2056*).	Figure 39*, Glossary amended

Submission summary	Response summary	Recommended action
Infrastructure - Notes that an LGA-wide land use and infrastructure implementation plan and that TfNSW will work with Council on this plan.	TfNSW was added as a partner for A9.1	A9.1 amended
Travel behaviour change - Suggests adding the following action to align with the *Region Plan* and the *District Plan:* • We will continue to work with TfNSW to support and implement travel behaviour change programs to help manage demand on the transport network, including by requiring new developments and businesses operating in key precincts to develop and implement travel plans to encourage the use of sustainable transport choices.	A20.2 refers to development of new LEP and DCP controls that support sustainable local transport networks. The action was amended to change 'workplace travel plans' to 'travel behaviour change programs that encourage the use of sustainable transport choices including requirements for travel plans'.	A20.2 amended
Consultation - Notes that TfNSW welcomes early consultation when considering large traffic generating proposals.	Noted.	No change
Active travel - Recommends that the proposed Principal Bicycle Network be included in Map 9.	P20, Map 24* was amended to refer to the Greater Sydney Principal Bicycle Network from *Future Transport 2056*.	Map 24* amended
Active travel - Recommends that the following principles and actions be included in P9: • Support walking or cycling to be the most convenient option for short, everyday trips up to 2km. • Provide safe, high quality walking and cycling links that cater for and encourage short trips to local centres, public transport services, schools, local open space and the Green Grid, and other trip attractors.	This is addressed in P20 which identifies that Council's walking plan and bike plan support walking and cycling for shorter trips and for the start and finish of trips on other modes of transport. P20 also includes: • principles to prioritise walking infrastructure and safe cycling routes connecting to destinations such as schools • A20.4 to investigate new safe cycling routes separated from traffic connecting to destinations.	No change
Collaboration - Notes that TfNSW will work collaboratively with Council to develop/review any traffic and transport investigations that will be required to identify the infrastructure that will be required to support the population increase.	TfNSW was added as a partner for A9.2.	A9.2 amended
Movement and Place framework - Suggests adding the following action: • Apply the principles of the Movement and Place framework by catering for and encouraging the role of walking and cycling in local movement networks and places.	This is addressed in A21.1 which includes implementation of TfNSW's movement and place framework and supporting principles in P20 and P21.	No change
Measures - Suggests that Council incorporate the indicators for 'walkable places' used in the *Pulse of Greater Sydney* including:	This is addressed in the measures which include measuring public transport and active travel patronage along with access to open space.	No change

Submission summary	Response summary	Recommended action
• Trips by walking (% of all trips). • Trips to work by walking and cycling (% of trips to work). • Access to open space (% of population within 400m walk of local open space).		
Frenchs Forest - Notes that the proposed level of development in the Frenchs Forest area would require significant changes to transport infrastructure and collaboration with TfNSW to assess longer-term public transport options to support Stages 2 and 3 of the precinct plan in accordance with NSW Government commitments.	P15 and P23 were amended to identify that future stages of development at Frenchs Forest, beyond Phase One, will depend on longer-term transport options such as the Beaches Link Tunnel and BRT from Brookvale-Dee Why to Chatswood.	P15, P23 amended
Parking - Suggests Council amend text to the following: • We will continue working with the NSW Government to deliver an integrated transport and land use planning approach in the Northern Beaches and consider reduced car parking maximum rates within Centres with good transport connections so that residents have the option to live without a car.	This is addressed in P7 and P20.	No change
Move Transport Strategy - Seeks clarification of how Council aims to reach the nominated target in relation to increasing walking, cycling and public transport trips in the area.	These targets are from Council's endorsed *MOVE* Transport Strategy 2038. They will be addressed through action plans that sit under that strategy, which are referred to in actions throughout *Towards 2040*.	No change
Future Transport 2056 - Suggests that Council note in P19 that TfNSW is working towards implementing the *Future Transport 2056* plan which identifies Barrenjoey Road north of Mona Vale as a centre serving corridor and Mona Vale to the city as a city shaping corridor.	P19, Map 22* was amended to show *Future Transport 2056* city serving and city shaping networks.	Map 22* amended
Future Transport 2056 - Suggests that regional public transport priorities listed in P19 be clearly identified as Council initiatives as some are not included in *Future Transport 2056*.	Text in P19 was amended to clarify that the regional transport initiatives listed are founded on a local vision, with terminology adjusted to better align with *Future Transport 2056*. P19, Map 22* was amended to identify transport initiatives (city-serving and city-shaping corridors) identified in *Future Transport 2056*. A19.3, A19.4, A19.5, A19.6, A19.8 were amended to identify the elements that are consistent with *Future Transport 2056* and initiatives that Council will advocate for to deliver the local vision.	P19, Map 22*, A19.3, 19.4, 19.5, 19.6, 19.8 amended

Submission summary	Response summary	Recommended action
Beaches Link Tunnel - Recommends that the Beaches Link Tunnel description in P19 be revised. Beaches Link Tunnel will provide connectivity to and from the Northern Beaches LGA at both Wakehurst Parkway and Burnt Bridge Creek Deviation and that public transport via both connections is being considered by government.	Text in P19 relating the Beaches Link Tunnel was revised.	P19 amended
Beaches Link Tunnel - Recommends that Council note that the Government has not confirmed or committed to the type of public transport services provided in the Beaches Link Tunnel.	Noted. Council's endorsed position is to support the Beaches Link Tunnel, subject to public transport.	No change
BRT/Future Transport 2056 - Notes that Brookvale-Dee Why to Frenchs Forest and Chatswood, and Mona Vale to Macquarie Park are not identified city serving corridors in *Future Transport 2056* and have not been identified as BRT routes. Recommends that Council clarify that the BRT is a Council-led initiative.	Actions A19.3 and A19.5 have been amended to align the wording of the actions with *Future Transport 2056* and identify that investigation of BRT is a matter that Council will advocate for. It is noted that A19.10 identifies the need for these east-west links to be included in the Greater Sydney city-serving network.	A19.3, A19.5 amended
Accessibility planning - Notes opportunity to promote the use of accessibility planning when planning access to existing and new land-uses across the LGA and in new growth areas. Recommends early engagement with transport planners for new developments/changes to land uses.	This is addressed in A20.1 which includes the preparation of a number of action plans to implement *MOVE* Transport Strategy 2038 along with pedestrian access and mobility plans.	No change
Freight and servicing - Suggests identification of the relationship between freight movements and place outcomes, specifically the link between planning, efficient management of freight and servicing, and securing good place outcomes for the other.	New text was added to P21 to describe the relationship between freight management and place outcomes.	P21 amended
Frenchs Forest - Notes that the strategy for Frenchs Forest does not adequately address a number of key issues: • Any development beyond Stage 1, relocation of the school, opportunities for a university and boosting the Business Park require detailed traffic and transport assessment to determine additional major road/transport improvements are required. • Clarification of State and local government responsibilities. • Need for a holistic approach to the area.	P15 and P23 were amended to identify that future stages of development at Frenchs Forest, beyond Phase One, will depend on longer-term transport options such as the Beaches Link Tunnel and BRT from Brookvale-Dee Why to Chatswood. A23.7 was amended to clarify that Council will undertake further transport and traffic assessment as required to facilitate future development beyond Phase One.	P15, Map 18*, P23, A23.7 amended
Brookvale - Notes that TfNSW will work with Council on the future of Brookvale bus depot, particularly on how it can continue to support future transport requirements in the LGA while also achieving Council's vision and supporting its role as a strategic centre.	A new action (A24.6*) was added to work with TfNSW on the future of the Brookvale bus depot. TfNSW was added as a partner for this action and the timing is ongoing.	A24.6* added

Submission summary	Response summary	Recommended action
Freight and serving - Notes that Council planning around centres needs to address common user and secure storage facilities in residential developments to reduce delivery vehicle operations and kerb-side space for freight activities.	A21.2 was amended to include 'common user and secure storage facilities' and A21.3 was amended to include 'kerbside space for freight activities'.	A21.2, A21.3 amended
Movement and Place framework - Notes that Council could consider a movement and place approach to achieving both the transport and land use (place) aspects of *Towards 2040*. This will highlight any key conflicts, trade-offs, decisions or opportunities for achieving the vision. TfNSW will work with Council on implementing the Movement and Place framework.	This is addressed in A21.1 which includes implementation of TfNSW's movement and place framework.	No change
Travel plans - Notes that Council has an opportunity to use the statutory planning process to influence the provision of appropriate transport infrastructure to meet the needs of future land use developments e.g. Travel Plans to reduce reliance on private car ownership.	A20.2 was amended to include 'travel behaviour change programs that encourage the use of sustainable transport choices including requirements for travel plans'.	A20.2 amended
Travel plans - Recommends that Council work in close collaboration with new and existing trip generators re Travel plans. This may be achieved through the statutory planning process and through voluntary agreements with land use owners/occupants.	A20.2 was amended to include 'travel behaviour change programs that encourage the use of sustainable transport choices including requirements for travel plans'.	A20.2 amended
Collaboration - Notes the significant opportunity to work collaboratively with surrounding LGAs to develop a consistent approach to travel demand management, sustainable transport and sustainable land use practices through the statutory planning process and through voluntary agreement and to share insights and resources.	Noted.	No change
Transit orientated development - Suggests the following point be included in *Towards 2040*: • Urban form that supports and encourages walking and cycling and limits the need for motorised travel and long trips. Ideally, strategic and local centre expansion should be achieved in as compact fashion as possible which are walkable, mixed-use centres that allow future population to access a range of jobs, shops, social and civic services, entertainment and public transport nodes, within walking distance. This limits travel demand and contain trips. This limits the need for future populations to use major regional transport networks for short trips.	A number of principles in P15 and throughout *Towards 2040* identify the importance of new development being located in areas that supports walking and cycling. P15 text was amended to include identify 'urban form that supports and encourages walking and cycling' as a consideration for planning for future housing demand.	P15 amended

Submission summary	Response summary	Recommended action
Road safety - Notes that TfNSW will work with Council on implementing the safe systems approach in the Road Safety Plan 2021.	Noted.	No change
Freight and logistics - Suggests that consideration be given to facilitating freight and logistics activities e.g. dedicated land and shared spaces which are particularly important in medium and high density developments.	A21.3 was amended to include 'shared spaces'	A21.3 amended
Infrastructure - Suggests that the LEP review process consider how TfNSW-owned land could be utilised to support placemaking outcomes, enhance transport outcomes and meet local housing needs.	TfNSW was added as a partner in A9.2.	A9.2 amended
Infrastructure/funding - Suggests that provision of sustainable transport infrastructure to increase the use of sustainable modes including autonomous vehicles be considered in development contributions, planning agreements and place-based plans.	A9.5* was amended to clarify that Council supports the increase of the range of essential infrastructure applicable under Section 7.11 of the EP&A Act, including sustainable infrastructure.	A9.5* amended
Efficiency - Suggests that a policy around technology requirements along with appropriate infrastructure, be incorporated into planned precincts, strategic and local centres, and growth areas, to reduce the need to travel and to improve access to sustainable transport solutions.	This is addressed in P7 and A7.2 which identify smart technology and infrastructure as an opportunity for improved efficiency.	No change
Schools/active travel - Suggests that *Towards 2040* aim to increase rates of walking and cycling to schools by students within walking and cycling distance by catering for and prioritising access by these modes.	This is addressed in P20 which includes: • principles to prioritise walking infrastructure and safe cycling routes connecting to destinations such as schools • A20.4 to investigate new safe cycling routes separated from traffic connecting to destinations such as schools • A20.6 increase uptake of schools in the Northern Beaches Active to School initiative to encourage walking and cycling to school.	No change
Active travel - Suggests that the text be changed from 'including making it easier to walk and cycle' to 'providing safe, high quality walking and cycling links'	This is addressed in P20 which identifies that Council's walking plan and bike plan support walking and cycling for shorter trips and for the start and finish of trips on other modes of transport. P20 also includes: • principles to prioritise walking infrastructure and safe cycling routes connecting to destinations such as schools • A20.4 to investigate new safe cycling routes separated from traffic connecting to destinations.	No change

Submission summary	Response summary	Recommended action
Sydney motorway network - Suggests that the Beaches Link Tunnel is already connected to the Sydney road network and that P21 be amended to reflect that the Beaches Link Tunnel will be an improved connection or that it connects to the Motorway network for the first time.	P21 was amended to clarify that the Beaches Link Tunnel will connect to the Sydney motorway network for the first time, not the road network.	P21 amended
Active travel - Suggests that A17.3 be changed to reflect the text in relation to activating public space: • Prepare and implement activation plans that support walking and cycling to be the most convenient option for short everyday trips up to 2km and establish partnerships with businesses and the community, starting with Seaforth, Newport and Forestville"	This is addressed in the principles in P17 as well as P20 which identifies that Council's walking plan and bike plan support walking and cycling for shorter trips and for the start and finish of trips on other modes of transport.	No change
Transport projects - Recommends that A23.7, A24.5, A25.6, A26.3, A27.3, A29.4, A30.6 be reworded to state the following: • Facilitate the delivery of transport projects identified in P19.	A23.7, A24.5, A25.6, A26.3, A27.3, A29.4, and A30.6 amended.	A23.7, A24.5, A25.6, A26.3, A27.3, A29.4, A30.6 amended
Water NSW		
Infrastructure - Water NSW does not own or manage any land in the Northern Beaches LGA and therefore has no comment.	Noted.	No change

***Note:** figure/action numbers refer to the latest version of Towards 2040 (February 2020) and differ from the exhibited version (September 2019) which the submissions are based on. This may result in some discrepancy between references in submission summaries and Council's response.*

GPO Box 1104, Sydney, NSW 2001
ABN: 22 130 908 824

Mr Ray Brownlee
Chief Executive Officer
Northern Beaches Council
Dee Why
NSW 2099

17 February 2020

Dear Mr Brownlee

Probity Report – Preparation of Local Strategic Planning Statement

Procure Group Pty Ltd (**Procure**) was engaged in February 2019 by Northern Beaches Council (**Council**) to provide probity oversight and advice on the Local Planning Framework Process (**LPFP**). The LPFP is a three-year program with a number of components, the first of which is the preparation of the Local Strategic Planning Statement (**LSPS**).

Procure's first task was to assist in the preparation of a Probity Plan to govern the LPFP. The Probity Plan provided a framework which identified the potential probity risks in the LPFP and established procedures to minimise the impact of those risks. The Probity Plan was completed in consultation with Council officers during 2019 and was approved by the Director Planning and Place on 18 September 2019. Procure has provided probity advice when requested by Council during the preparation of the LSPS.

The draft LSPS, titled *Towards 2040*, has been prepared by Council officers and Procure was required to conduct a probity audit of the LSPS development process. This report documents the probity audit process.

The LSPS will be presented to the elected Councillors at their public meeting on 25 February 2020.

Statement of Responsibility

This probity report has been prepared to assist Council in its decision making regarding the LSPS. Procure has compiled this report based on:

(a) Council documentation it has been given and which it has reviewed; and

(b) Discussions with relevant Council officers.

The conclusion of this report is based upon the work performed as documented in it. While Procure has identified probity risks and considered the controls, environment and action taken by Council to address those risks, probity issues may nevertheless have arisen that have not been identified. While Procure may provide input into processes followed, Council retains responsibility for the probity of its personnel and processes. The report cannot be relied upon by any other party or for any other purpose.

Background

Following the release of 'The Greater Sydney Region Plan - A Metropolis of Three Cities' and the 'North District Plan' by the Greater Sydney Commission (**GSC**) in March 2018, Council has three years to review and amend its Local Environmental Plans (**LEPs**) and to implement the actions required by the GSC, as outlined in the published plans.

Council's obligations include a requirement to undertake an LEP review (completed in November 2018), and to prepare the LSPS and Northern Beaches LEP which are to be submitted to the NSW Department of Planning, Industry and Environment (**DPIE**) by June 2021. The LEP must be accompanied by a new Development Control Plan (**DCP**).

In addition to the LSPS, Council is currently progressing the preparation of a Local Housing Strategy (**LHS**) and the Northern Beaches LEP and DCP. Probity audits will be undertaken during and at end of the LHS and LEP/DCP processes.

The preparation of the draft LSPS was conducted by Council officers and overseen by a Steering Committee.

The introduction to the LSPS documentation provides the following summary:

> *Towards 2040, the Northern Beaches Council's first Local Strategic Planning Statement (LSPS), was endorsed by Council for public exhibition on 24 September 2019. It was placed on public exhibition for a six-week period from 27 September to 10 November 2019.*
>
> *Community engagement included advertisements in local newspapers, online social media, community information sessions with registered community groups and five drop-in information sessions.*
>
> *Feedback was sought via an online survey and submissions form, online interactive PDF and invitation for written submissions. In total, 337 responses were received, including:*
>
> - *321 public submissions.*
> - *16 NSW Government agency responses.*
>
> *Council met with and received feedback from the Greater Sydney Commission and Department of Planning, Industry and Environment as part of the GSC assurance process*

Scope

In Council's letter of engagement Procure was required to:

- *Provide ongoing advice to the LSPS & LEP Project Manager in relation to probity risks and attend any meetings, as necessary;*
- *Undertake an audit of the LSPS, LHS & LEP processes and project governance against the Project Plan and Probity Plan at the conclusion of the processes*; and
- *Discuss the findings of the audit with Council and deliver the findings in a Probity Audit Report prior to the recommendation to Council.*

Work Performed

In undertaking this review, Procure has completed the following tasks:

- Noted that the approved Probity Plan includes, among other things, the following:
  - A probity risk assessment and identified risk mitigation actions;
  - Requirements for dealing with Council property where a potential conflict of roles exists for Council;
  - Conduct Guidelines for Council personnel;
  - Roles and responsibilities for Council officers and elected Councillors;
  - Procedures for ensuring confidentiality and for the management of conflicts of interest; and
  - A Probity Plan declaration to be signed by relevant Council personnel;
- Procure confirmed that the probity risks identified in the Probity Plan were comprehensively addressed by Council. Appendix 1 outlines the actions taken by Council;
- Noted that Probity Plan declarations were completed by all relevant Council staff and included:
  - Confirmation that the requirements of the Probity Plan including the Conduct Guidelines were understood;
  - Agreement to the confidentiality requirements; and
  - Conflict of interest declarations;
- Procure reviewed all conflict of interest declarations. No matters were declared which prevented Council staff fulfilling their roles in relation to the LSPS process. No breaches of the Probity Plan have been reported to Procure;
- Procure participated in meetings by teleconference in order to discuss aspects of the Probity Plan and to assist in the consideration of any conflict of interest queries;
- Confirmed through the review of LSPS Progress Reports and notes of meetings of the Steering Committee that the requirements of the Project Plan and the project governance arrangements were fulfilled;
- Noted that the contract for the engagement of Council's planning advisers required them to maintain confidentiality and that Council's procurement procedures were utilised and adhered to for their engagement;
- Reviewed the following documents which constituted the package of documents prepared for consideration by the elected Councillors:
  - *LSPS Report – GSC Phase 3 – Technical Health Check – Northern Beaches Council*
  - *Attachment 1 – Final draft Towards 2040 (February 2020)*

- *Attachment 2 – Exhibited draft Towards 2040 (September 2019) with track changes*
- *Attachment 3 – Summary of proposed amendments to Towards 2040*
- *Attachment 4 – Public submissions and responses*
- *Attachment 5 – NSW Government agency submissions and responses*
- *Attachment 6 – Probity Report.*

- Noted, as documented in Attachment 4, *Public submissions and responses,* that Council undertook an extensive community engagement process in the preparation of *Towards 2040*. This included:
  - The exhibition of hard copies of the draft documentation at four Council customer service locations and six libraries;
  - The placement of media releases and public notices in local newspapers;
  - Public interaction through the Council webpage via an introductory video, an interactive document and survey; and
  - Notifications to landowners and key stakeholders;
- Noted that Council officers attended the GSC Assurance preliminary review meeting on 12 November 2019 with the District Commissioner, GSC officers and the Department of Planning, Industry and Environment (DPIE) and made changes in response to this feedback as outlined in Attachment 5 – *NSW Government agency submissions and responses*;
- Noted that Council officers attended the GSC Assurance technical health check on 4 February 2020 with the District Commissioner, GSC officers and representatives of Transport for NSW, School Infrastructure NSW and DPIE to review the amended LSPS documentation following public exhibition and Agency feedback. Noted the positive response of the GSC as recorded in the meeting notes and the detailed comments provided on some aspects of the Council documentation;
- Reviewed the changes to documentation made by Council as the result of the GSC Assurance technical health check. Confirmed that the changes made were consistent with the outcome of the meeting;
- Noted that the period of public exhibition of the LSPS was from 27 September to 10 November 2019 and that 321 public submissions were received and reviewed by Council officers. Additionally, Council responded to the comments received from 16 NSW Government agencies; and
- Noted from our review of the report and attachments prepared by Council officers for consideration by the elected Councillors at their meeting to be held on 25 February 2020, that the report and attachments provided a detailed response to each of the matters raised by the community and agencies during the public exhibition period. This included any matters raised by elected Councillors. The detailed documentation provided in the Council report demonstrates a transparent and accountable process.

Conclusion

Based upon our work performed as detailed in this report, no issues of a probity nature have come to our attention that would lead us to conclude that the process followed by the Northern Beaches Council in the preparation of the LSPS has not been conducted in a transparent and accountable manner with due regard to probity.

An addendum will be added to this report to reference the outcomes from the meeting of elected Councillors to be held on 25 February 2020 and the final GSC Assurance meeting before the final LSPS is made by the legislated deadline of 31 March 2020.

Please contact Vic Baueris of Procure should you have any questions in relation to this report.

Yours sincerely,

Simon Taylor
Director
Procure Group Pty Ltd

Appendix 1 - Council risk mitigation actions

Response to Probity Plan – Local Planning Framework Process – Council risk mitigation actions

#	Probity Risk	Council mitigation actions	Council actions in response
1	Conflict of roles in establishing planning controls for Council properties. Concerns may be raised by a small number of community stakeholders.	1. Transparent consideration of issues related to Council properties, including public exhibition of the draft Property Strategy	*Towards 2040* addresses a wide breadth of issues as they relate to Council properties, including the following actions. The numbered actions marked with an asterisk reference the version of *Towards 2040* as presented to the Council meeting 25 February 2020: • 2.4 Investigate biodiversity investment opportunities and establish offset lands or biodiversity stewardship sites (formerly biobank sites) on Council land where appropriate • 2.5 Investigate options for funding, acquisition and reservation of urban tree canopy and bushland with biodiversity, habitat, recreational and scenic values, including incentives or assistance to private property owners • 6.3 Implement the Sportsground Strategy by reallocating grounds to maximise use; facilitating shared use of school fields; and upgrading selected sports grounds either through reconfiguration, drainage and lighting improvements and/or synthetic fields ○ Note also P6 discusses 'disposal of assets' is listed as an innovative and collaborative solution to address competing demands • 6.5 Investigate the provision of sports fields in new housing development areas including Warriewood Valley and potentially Ingleside • 9.2 Develop LEP and DCP controls that safeguard transport, waste and other infrastructure needs, including a review of the SP2 infrastructure zone • 9.7* Investigate new funding mechanisms such as value capture • 9.8* Fund infrastructure improvements through Council's delivery program and contribution plans • 10.1 Investigate opportunities and partnerships to bring a university and/or

#	Probity Risk	Council mitigation actions	Council actions in response
			more tertiary education options to a strategic centre • 11.2 Prepare and implement a Property Strategy to optimise Council-owned property for long-term benefit, addressing findings of social infrastructure study • 11.3 Incorporate the findings of these studies by planning for new and upgraded infrastructure or developing LEP and DCP controls that facilitate and incentivise joint and shared use, universal design and multi-use facilities • 11.5 Explore opportunities for joint and shared use and public-private partnerships • 11.6 Build community services and facilities at Frenchs Forest and Warringah Aquatic Centre, including a library, community space and childcare (subject to available funding) • 11.8 Investigate funding mechanisms for new social infrastructure, especially through precinct-based urban renewal in strategic centres • 13.2 Finalise the Crown Lands Transfer program • 14.6 Deliver a contemporary arts and creativity centre in Mona Vale • 14.7 Provide artist studios and workshop space at Avalon Golf Course • 16.2 Implement the affordable housing policy and action plan, including: c. investigating the feasibility of providing affordable rental housing on Council-owned land prior to planning for development, redevelopment, lease or sale of that land • 18.4 Investigate how we can improve heritage through a heritage advisory service, significant tree register, and memorials and monuments register; conservation management plans for Council-owned heritage items; securing grants to upgrade Council-owned heritage items; and a heritage award program • 19.9 Investigate, identify and protect public transport corridors and future routes and interchanges by air, water and land, including mass transit

#	Probity Risk	Council mitigation actions	Council actions in response
			• 21.3 Investigate opportunities for consolidated urban freight hubs, shared spaces and kerbside space for freight activities either on Council-owned land or private property • 23.2 Master plan and deliver Aquatic Reserve as a state-of-the-art education and recreation precinct • 25.4 Deliver new roads, laneways and open space identified in the Dee Why Town Centre Master Plan 2013 and the Section 7.11 Plan for Dee Why • 25.5 Investigate the feasibility of redeveloping the Howard and Oaks Avenue car park (Site A) and a new civic hub (Civic Site) • 27.2 Deliver a contemporary arts and creativity centre in Mona Vale • 29.2 Deliver and integrate the Coast Walk and 80km Bondi to Manly Walk with centres, public transport and accommodation
		2. All Council property related matters identified in public exhibition documentation	The above actions were included within *Towards 2030* as placed on public exhibition. The following additional relevant action was added as a result of community and Agency feedback: 12.10* Investigate mechanisms to address the identified shortfall in local cemeteries, including innovative solutions, earmarking appropriate land for new and expanded cemeteries and investigating options for Council to acquire further land to expand existing interment services. Relevant feedback has been responded to in Attachment 4 – Public Submissions and responses, as follows: **Submission issue – P6:** **Innovative solutions** Queries surrounding the options mentioned in the text to address the undersupply, including: … **Disposal of assets and value capture** - A high level of transparency and community involvement will be needed to ensure these are in the best interests of the community. **Council response:**

#	Probity Risk	Council mitigation actions	Council actions in response
			Any decisions involving disposal of assets and value capture will be subject to community involvement and Council approval, and informed by a Property Strategy, to be developed in A11.2.
		3. LSPS approved by Greater Sydney Commission and DPIE	See Council Report 25 February 2020 section: Greater Sydney Commission's Assurance Process
		4. Appropriate separation of the Property Department from the LEP/DCP review process	The consultants preparing Council's Property Strategy (Hill PDA) were invited to an initial consultant workshop 11 April 2019 and introduced to Council's consultants preparing studies to support *Towards 2040*. Since the above meeting, the Property division has not been involved or invited to meetings to progress the LHS. Council's intent with respect to Council property is outlined throughout *Towards 2040* as per the above actions. Therefore, there should be adequate transparency in the LEP/DCP review process when coupled with public exhibition of the LEP discussion paper and draft LHS. Council's trim file relating to the LHS has restricted access to the Strategic and Place Planning division
2	Perceived conflict of interest in establishing planning controls for properties owned by Council staff, particularly those engaged in the planning process.	1. Conflict of interest declarations to be completed by the planning process participants involved in the LSPS, LHS and LEP/DCP	Register of signed declarations maintained Signed Probity Plan declarations stored by Council and forwarded to Probity Advisor for review/advice on appropriate management action plans
		2. Probity Advisor reviews all declared conflicts	See above
		3. Renewal of declarations as circumstances (e.g. purchase of local housing) change	Renewal of declarations will be revisited at completion of the LSPS.

#	Probity Risk	Council mitigation actions	Council actions in response
3	Inadequate transparency and/or breadth in the conduct of community consultation may lead to complaint from community stakeholders	1. Community Engagement Plan in place and reviewed regularly	Community Engagement Plan - *Planning Our Sustainable Future_LSPS_v16*. **Prior to public exhibition of the draft *Towards 2040*:** See Community engagement reports attached to Council Report 24 September 2019 (Council Report – Community Engagement Report) **During public exhibition of the draft *Towards 2040*:** *Towards 2040* was exhibited for six weeks, exceeding the 28-day requirement. During this time, five drop-in sessions were held including one in the evening, and one weekend session. Hard copies of *Towards 2040* were available at customer service and library locations, with the project team available via phone throughout the exhibition period. Flyers were included in Council's rates notices and *Towards 2040* was advertised in three local newspapers and on Council's website, social media pages and community engagement newsletter. Community engagement during exhibition of *Towards 2040* aimed to involve a cross-section of the community, including age, gender, and location. Each submission received during the exhibition period has been considered. A number of the actions in *Towards 2040* involve projects that will include community engagement, including the preparation of a new LEP and DCP. Council has recently adopted the Community Participation Plan that outlines the requirements and level of participation for planning processes including Local Strategic Planning Statements. The implementation and measures section of *Towards 2040* outline how the plan will be implemented and monitored.

#	Probity Risk	Council mitigation actions	Council actions in response
			Note also meetings were held with Community Groups both before and during the formal public exhibition See also summary in Council's report and Attachment 4
4	Breaches of confidentiality in the preparation of planning documentation (e.g. the LHS and any other material determined as confidential by Council officers) may lead to premature public or media speculation on likely outcomes	1. Documentation to be handled in accordance with Council record-keeping procedures and the Probity Plan requirements	All relevant documents have been filed in Council's record management system, within nominated super folder.
5	Inadequate transparency and accountability in the decision-making process	1. Formal governance arrangements, including a Project Steering Committee established	Project Brief detailing Project Steering Committee role Generic terms of reference for all Steering Committees Project Steering Committee notes and records maintained and files. Note these meetings were fairly informal and provided the opportunity to update relevant Executive Managers of work that will impact their areas The approval process for public exhibition documents was through Executive Managers to the Director, Planning and Place
		2. Formal documentation of the planning process decision-making	Regular progress reports by project officers and status reports by Executive Manager
		3. The LSPS to be approved by the GSC and DPIE following Council consideration in public session	Documented in the draft Council Report section: Greater Sydney Commission's Assurance Process

#	Probity Risk	Council mitigation actions	Council actions in response
6	Failure to ensure value for money in the engagement of consultants	4. Consultants to be engaged to provide advice to both Strategic and Place Planning and Property Departments for LSPS, LEP/DCP and broad Council strategies. The Property Department shall seek independent advice (if necessary) for development of the Property Strategy.	See response to 1.4
		5. Council contracting procedures to be followed for all consultant engagements	Confirmed and documented

Planning Agreement

between

Keenwill Pty Limited
ACN 010 968 706
and
Robert Corless

and

Northern Beaches Council
ABN 57 284 295 198
(Council)

(1)

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This Planning Agreement is made on XX/XX/2020.

Parties

Keenwill Pty Limited
of Level 1, 101 Darley Street, Mona Vale NSW 2103
and **Robert Corless** of 66 Powderworks Road
(**Developer**)

Northern Beaches Council
of 725 Pittwater Road, Dee Why NSW 2099
(**Council**)

Background

A The Developers own the Land which is located within the Council's Local Government Area.

B On 13 August 2018 the Developer caused a development application, DA2018/1335, to be made to Council for Development Consent to carry out the Development on the Land, being a boundary adjustment between two adjoining lots 9/242284 and 36/6462 so as to create a lot capable of containing a dwelling the subject of a future and separate development application (the DA).

C During a conciliation conference on 29 August 2019 under s34(3)(b) of the *Land and Environment Court Act*, 1979 the Developer offered to enter into a Voluntary Planning Agreement to construct a three-point turn bay on part of Lot 9 in DP 242284 being land adjoining Bellara Road and dedicate this land to Council equating to 101.4sqm and as shown on the draft Plan of Subdivision prepared by CMS Surveyors.

D The dedication of the Land allows for a three-point turn bay for public use.

Operative provisions

1. Planning agreement under the Act

The Parties agree that this Agreement is a planning agreement governed by Subdivision 2 of division 7.1 of Part 7 of the Act.

2. Application of the planning agreement

The planning agreement constituted by this Agreement applies to Lot 9 in Deposited Plan 242284 and Lot 36 Sec 1 in Deposited Plan 6462, the subject of Development Application DA2018/1335.

3. Operation of this planning agreement

3.1 Subject to clauses 3.2, 3.3 and 3.5, the Parties agree that the terms of this agreement will take effect and bind the parties from the Commencement Date.

3.2 The Agreement, executed by both Parties must be provided to Council prior to the issue of the subdivision certificate. The Developer's obligations within the VPA will be provided prior to the issue of the subdivision certificate.

3.3 Council may rescind the VPA if the developer's obligations have not been provided within 3 years from the date of execution.

4. Definitions and interpretation

4.1 Definitions

"Act" means the *Environmental Planning and Assessment Act 1979*.

"Bank Guarantee" means a written guarantee or an undertaking by a trading bank or another financial institution acceptable to the Council (acting reasonably) with no expiry date, whereby that bank or institution unconditionally and irrevocably agrees to pay the Council on written demand the sum of $36,540.

"Commencement Date" means the date this Agreement is signed by both parties.

"Dealing" in relation to the Land, means, without limitation, selling, transferring, assigning, mortgaging, charging, encumbering or otherwise dealing with the Land.

"Dedication" means the dedication of the 101.4sqm of land in Bellara Avenue to Council for the purposes of allowing for a three-point turn bay for public use.

"Development" means DA2018/1335.

"Development Application" has the meaning as in the Act.

"Development Consent" has the meaning given to that term in the Act and means the consent issued by Northern Beaches Council or the Land and Environment Court.

"Explanatory Note" means the explanatory note relating to this Agreement, as required by clause 25E of the Regulation, and attached as Exhibit A to this Agreement.

"GST" has the same meaning as in the GST Act.

"GST Act" means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

"Land" means Lot 9 in DP242284, known as 31 Bellara Avenue, North Narrabeen and Lot 36 Sec 1 in DP 6462, known as 66 Powderworks Road,

North Narrabeen.

"Party" means a party to this Agreement, including their respective successors and assigns.

"Regulation" means the *Environmental Planning and Assessment Regulation 2000.*

4.2 General

In this Agreement unless the contrary intention appears:

(a) headings are inserted for convenience only and do not affect the interpretation of this Agreement;

(b) a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney;

(c) if the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day;

(d) dollars or $ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars;

(e) any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision;

(f) any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced;

(g) a reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement;

(h) an expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency;

(i) where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;

(j) a word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders;

(k) references to the word 'include' or 'including' are to be construed without limitation;

(l) a reference to this Agreement includes the agreement recorded in this Agreement;

(m) a reference to a party includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns;

(n) any schedules and attachments form part of this Agreement.

5. Development Contribution to be made under this Agreement

Item	Name	Description
1	Dedication of land	Approximately 101.4 sqm as shown on draft plan of subdivision prepared by CMS Surveyors Pty Limited – Attached to this Agreement.
2	Construction of road surface and retaining wall to function as a three point turn bay	Construction of road surface and retaining wall to function as a three-point turn bay as shown on engineering plan by Taylor Consulting, attached to this Agreement.

6. Application of the Development Contribution

Specify the times at which, the manner in which and the public purposes for which development contributions are to be applied.

Item of Work	Development Stage	Final Inspection Stage	Relevant Drawing Numbers
1	Upon the registration of the Plan of Subdivision		Draft plan of subdivision prepared by CMS Surveyors Pty Limited – Attached to this Agreement.
2	Prior to the issue of the Subdivision Certificate		Engineering drawings prepared by Taylor Consulting, attached to this Agreement.

7. Application of s7.11 and s7.12 of the Act to the Development

The application of sections 7.11 and 7.12 of the Act are not excluded for the purposes of the grant of development consent to DA2018/1335.

8. Registration of this Agreement

The Developer is to register this Agreement on the Land in accordance with s7.6 of the Act.

9. Review of Agreement

The Parties may agree to review this Agreement. Any review or modification will be conducted in the circumstances and in the manner determined by the Parties. Any agreed amendment of this Agreement will:

(a) be evidenced in writing; and

(b) accurately record the agreement of the parties.

10. Dispute resolution

10.1 Notice of Dispute
If a party claims that a dispute has arisen under this Agreement (Claimant), it must give written notice to the other party (Respondent) stating the matters in dispute and designating as its representative a person to negotiate the dispute (Claim Notice). No party may start court proceedings (except for proceedings seeking interlocutory relief) in respect of a dispute unless it has first complied with this clause 10.

10.2 Response to Notice
Within 10 business days of receiving the Claim Notice, the Respondent must notify the Claimant of its representative to negotiate the dispute.

10.3 Negotiation
The nominated representative must:

(1) meet to discuss the matter in good faith within 5 business days after service by the Respondent of notice of its representative;

(2) use reasonable endeavours to settle or resolve the dispute within 15 business days after they have met.

10.4 Further Notice if Not Settled
If the dispute is not resolved within 15 business days after the nominated representatives have met, either party may give to the other a written notice calling for determination of the dispute (Dispute Notice) by mediation under clause 10.5 or by expert determination under clause 10.6.

10.5 Mediation
If a party gives a Dispute Notice calling for the dispute to be mediated:

(1) the parties must agree to the terms of reference of the mediation within 5 business days of the receipt of the Dispute Notice (the terms shall include a requirement that the mediation rules of the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply);

(2) the Mediator will be agreed between the parties, or failing agreement within 5 business days of receipt of the Dispute Notice, either party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;

(3) the Mediator appointed pursuant to this clause 10.5 must:

(a) have reasonable qualifications and practical experience in the area of the dispute; and

(b) have no interest or duty which conflicts or may conflict with his function as mediator, he being required to fully disclose any such interest or duty before his appointment;

(4) the Mediator shall be required to undertake to keep confidential all matters coming to his knowledge by reason of his appointment and performance of his duties;

(5) the parties must within 5 business days of receipt of the Dispute Notice notify each other of their representatives who will be involved in the mediation;

(6) the parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement;

(7) in relation to costs and expenses:

(a) each party will bear their own professional and expert costs incurred in connection with the mediation; and

(b) the costs of the Mediator will be shared equally by the parties unless the Mediator determines a party has engaged in vexatious or unconscionable behaviour in which case the Mediator may require the full costs of the mediation to be borne by that party.

10.6 Expert Determination

If the dispute is not resolved under clause 10.3 or 10.5, the dispute may, by agreement between the parties, both acting reasonably having regard to the nature of the dispute, be resolved by expert determination, in which event:

(1) the dispute must be determined by an independent expert in the relevant field:

(a) agreed upon and appointed jointly by Council and the Developer; or

(b) in the event that no agreement is reached or appointment made within 30 business days, appointed on application of a party by the then current President of the Law Society of New South Wales;

(2) the expert must be appointed in writing and the terms of appointment must not be inconsistent with this clause;

(3) the determination of the dispute by such expert will be made as an expert and not as an arbitrator and will be in writing and contain the reasons for the determination;

(4) the expert will determine the rules for the conduct of the process but must conduct the process in accordance with the rules of natural justice;

(5) each party will bear its own costs in connection with the process and the determination by the expert together with an equal proportion of the expert's fees and costs; and

(6) any determination made by an expert pursuant to this clause is final and binding upon the parties except where the determination is in respect of, or relates to, termination or purported termination of this agreement by any party, in which event the expert is deemed to be giving a non-binding

appraisal and any party may commence litigation in relation to the dispute if it has not been resolved within 20 business days of the expert giving his or her decision.

10.7 Litigation
If the dispute is not finally resolved in accordance with this clause 10, either party is at liberty to litigate the dispute.

10.8 Continue to perform obligations
Each party must continue to perform its obligations under this Agreement, notwithstanding the existence of a dispute.

11. Security and enforcement

11.1 Nothing in this Agreement prevents Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Agreement (including the breach of this Agreement by the Developer) or any matter to which this Agreement relates.

11.2 Until such time as the Development Contribution noted at Clause 5 above has been paid in full the Developer must:

a) notify Council in writing of the name and contact details of any Certifying Authority to which it has applied for a Construction Certificate at the same time that such application is made;

b) at the time it lodges any application for a construction certificate notify the Certifying Authority in writing of the existence and terms of this Agreement;

11.3 The Developer acknowledges and agrees that Council has a caveatable interest in the Land from the date of this Agreement and shall be entitled to lodge and maintain a caveat on the title to the Land notifying Council's interest created by this Agreement.

11.4 The Developer will upon execution of this Agreement register a caveat over the Land that will exclude all dealing in the land with the exception of its consolidation and subdivision in accordance with the plans attached to this Agreement. Upon registration of the subdivision the Developer shall remove the caveat.

11.5 Council will provide such written consents and registrable documents to the Developer to enable the Land to be mortgaged provided that the mortgagee acknowledges Council's interest in the Land under this Agreement and agrees to the registration of this Agreement in accordance with its terms.

11.6 Upon registration of the Agreement on the title to the Land in accordance with clause 8 or payment/provision of the Development Contribution to Council or surrender of the Development Consent for the Development, the Developer will be entitled to withdrawal of the caveat.

11.7 In addition to the above, the Developer must provide the Security Arrangements as set out in Schedule 2.

12. Notices

12.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:

(a) Delivered or posted to that Party at its address set out below.
(b) Faxed to that Party at its fax number set out below.
(c) Emailed to that Party at its email address set out below.

Council

Address: Civic Centre, 725 Pittwater Road, Dee Why NSW 2099

Fax: (02) 9971 4522

Email: council@northernbeaches.nsw.gov.au

Attention: Chief Executive Officer

Developer

Address: Level 1, 101 Darley Street, Mona Vale NSW 2103

Email: sandobda@bigpond.com

Attention: Eric Sanderson

And

Address: 66 Powderworks Road, Narrabeen NSW

Email: sandobda@bigpond.com

Attention: Robert Corless

12.2 If a Party gives the other Party 3 business days' notice of a change of its address or fax number, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted or faxed to the latest address or fax number.

12.3 Any notice, consent, information, application or request is to be treated as given or made at the following time:

(a) If it is delivered, when it is left at the relevant address.
(b) If it is sent by post, 2 business days after it is posted.
(c) If it is sent by fax, as soon as the sender receives from the sender's fax

machine a report of an error free transmission to the correct fax number.

12.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

13. Approvals and Consent

Except as otherwise set out in this Agreement, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Agreement in that Party's absolute discretion and subject to any conditions determined by the Party. A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

14. Assignment and dealings

Until the Development Contribution is paid in full, the Developer cannot sell, transfer, assign, novate, charge, encumber or otherwise deal with the Land or attempt or purport to do so unless the Developer:

(a) gives Council no less than ten (10) Business Days' notice in writing of the proposed sale, transfer, assignment, novation, charge, encumbrance or other dealing with its rights in respect of the Land;
(b) procures that any buyer, transferee, assignee or novatee promptly executes an Agreement in favour of Council whereby the buyer, transferee, assignee or novatee becomes contractually bound with Council to perform the Developer's obligations under this Agreement;
(c) in the event of a proposed charge, mortgage, encumbrance or other dealing with the Land, provides to Council a bank guarantee that does not have an expiry date.

15. Costs

The preparation of the VPA is to be at no cost to council.

16. Entire agreement

This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Agreement was executed, except as permitted by law.

17. Further Acts

Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

18. Governing Law and Jurisdiction

This Agreement is governed by the law of New South Wales. The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from

them. The Parties will not object to the exercise of jurisdiction by those courts on any basis.

19. Joint and individual liability and benefits

Except as otherwise set out in this Agreement, any agreement, covenant, representation or warranty under this Agreement by 2 or more persons binds them jointly and each of them individually, and any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

20. No fetter

Nothing in this Agreement shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

21. Representations and warranties

The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

22. Severability

If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

23. Modification

No modification of this Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Agreement.

24. Waiver

(a) The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or a breach of obligation by, another Party.

(b) A waiver by a Party is only effective if it is in writing.

(c) A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

25. GST

25.1 Unless otherwise indicated, all amounts payable by one party to the other party in relation to a supply under this Agreement have been calculated exclusive of any GST which may be imposed on the supply.

25.2 If any supply made under this Agreement is, or becomes, subject to GST, the party to whom the supply is made ("Recipient") must pay to the party making the supply ("Supplier"), as consideration, in addition to any consideration payable or to be provided elsewhere in this Agreement, subject to issuing a Valid Tax Invoice, an additional amount on account of GST, such amount to be calculated by multiplying the consideration by the applicable rate of GST.

25.3 Any amount in respect of GST payable under clause 25.2 must be paid to the Supplier immediately on receipt of the Valid Tax Invoice.

25.4 If any party is required to reimburse or indemnify the other party for a cost or expense ("Cost") incurred by the other party, the amount of that Cost for the purpose of this Agreement is the amount of the Cost incurred, less the amount of any credit for, or refund of, GST, which the party incurring the Cost is entitled to claim in respect of the Cost.

25.5 If GST is linked with the abolition or reduction of other taxes and charges, all amounts payable by the Recipient to the Supplier under this Agreement (excluding GST) must be reduced by the same proportion as the actual total costs of the Supplier (excluding GST) are reduced either directly as a result of the abolition or reduction of other taxes and charges payable by the Supplier or indirectly by way of any reduction in prices (excluding GST) charged to the Supplier. Both parties must also comply with Part VB of the *Trade Practices Act* 1974 (Cth).

26. Explanatory Note

The Explanatory Note must not be used to assist in construing this Agreement.

Schedule 1 – Section 7.4 Requirements

The Parties acknowledge and agree that the table set out below provides for certain terms, conditions and procedures to ensure that the planning agreement complies with the Act.

REQUIREMENT UNDER THE ACT	THIS PLANNING AGREEMENT
Planning instrument and/or development application - (Section 7.4(1)) The Developer has: (a) sought a change to an environmental planning instrument. (b) made, or proposes to make, a Development Application. (c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.	(a) No; (b) Yes, for the Development; (c) Not applicable.
Description of land to which this Agreement applies - (Section 7.4(3)(a))	Lot 9 in DP242284, known as 31 Bellara Avenue, North Narrabeen and Lot 36 Sec 1 in DP 6462, known as 66 Powderworks Road, North Narrabeen.
Description of change to the environmental planning instrument to which this Agreement applies - (Section 7.4(3)(b)(i))	Not applicable.
Description of the development to which this Agreement applies - (Section 7.4(3)(b)(ii))	Construction of a three-point turn bay and dedication of this land to Council, being 101.4sqm of land in Bellara Avenue to allow the three-point turn bay for public use.
Description of the nature and extent of the provision to be made by the developer under the agreement, the time or times by which the provision is to be made and the manner by which the provision is to be made. (Section 7.4(3)(c))	The construction of the three-point turn bay is to occur prior to the release of the Subdivision Certificate. The dedication of land is to occur through the registration of the Plan of Subdivision.
Applicability of section 7.11 of the Act - (Section 7.4(3)(d))	The application of section 7.11 of the Act to the Development is not excluded.

Applicability of section 7.12 of the Act - (Section 7.4(3)(d))	The application of section 7.12 of the Act to the Development is not excluded.
Applicability of section 7.24 of the Act - (Section 7.4(3)(d))	The application of section 7.24 of the Act to the Development is not excluded.
Consideration of benefits if under this Agreement section 7.11 applies - (Section 7.4(3)(e))	Not applicable.
Mechanism for Dispute resolution - (Section 7.4(3)(f))	See clause 10
Enforcement of this Agreement – (Section 7.4(3)(g))	See clause 11
No obligation to grant consent or exercise functions – (Section 7.4(9))	See clause 13

Schedule 2 – Security Arrangements

1.1 Upon execution of this Agreement the Developer must provide to the Council:

(a) a Bank Guarantee in the sum of $36,540, such Bank Guarantee not to have an expiry date; and

(b) a signed transfer in registrable form at the LPI NSW (but not stamped for stamp duty) in respect of the Dedication Area.

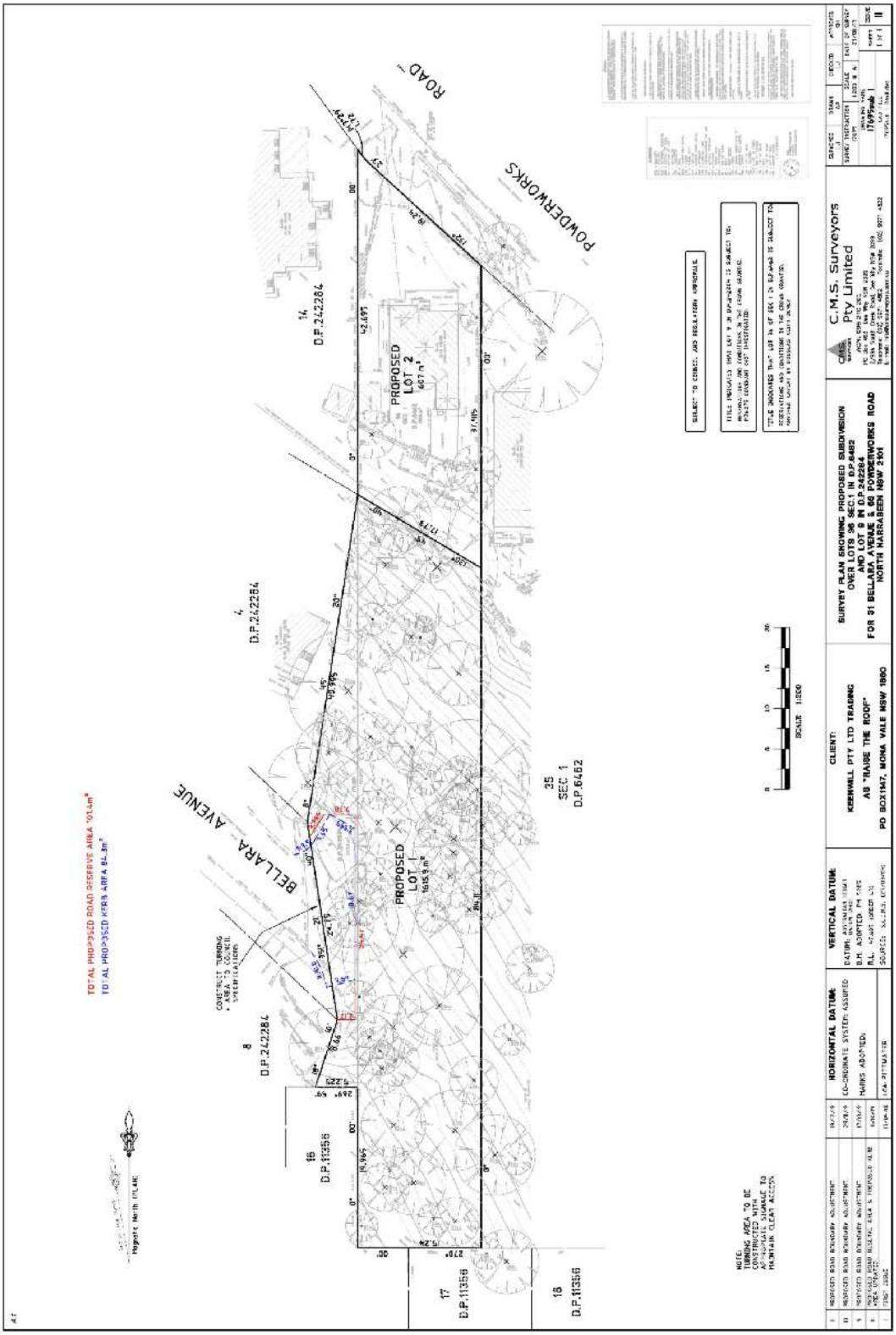
1.2 The Council will hold the Bank Guarantee and the Transfer pending registration of the subdivision creating the Dedication Area.

1.3 Deleted.

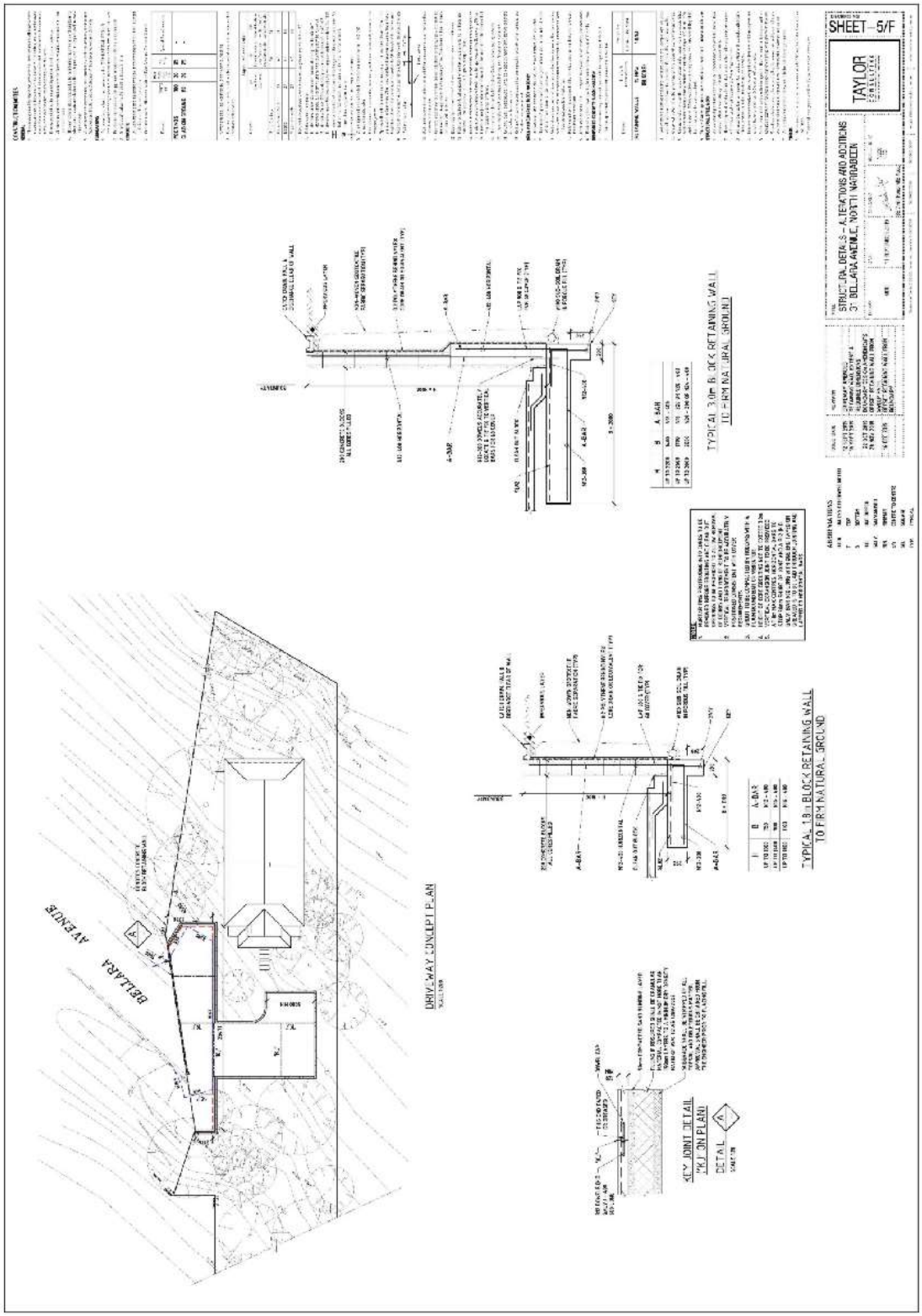
1.4 In the event this Agreement is rescinded in accordance with clause 3.5 or otherwise, the Council must return the Bank Guarantee and the Transfer to the Developer in accordance with clause 3.2.

Schedule 3 – Plans identifying contributions

Plans showing location and detail of relevant contributions


POWDERWORKS ROAD
BELLARA AVENUE
PROPOSED LOT 2
PROPOSED LOT 1
14 D.P.242284
4 D.P.242284
8 D.P.242284
15 D.P.113356
17 D.P.113356
18 D.P.113356
35 SEC 1 D.P.6462
TOTAL PROPOSED ROAD RESERVE AREA
TOTAL PROPOSED KERB AREA
CONCRETE TURNING AREA TO COUNCIL SPECIFICATIONS
NOTE: TURNING AREA TO BE CONSTRUCTED WITH APPROPRIATE SIGNAGE TO MAINTAIN CLEAR ACCESS.
SCALE 1:200
SURVEY PLAN SHOWING PROPOSED SUBDIVISION OVER LOTS 96 SEC.1 IN D.P.6462 AND LOT 9 IN D.P.242284 FOR 31 BELLARA AVENUE & 66 POWDERWORKS ROAD NORTH NARRABEEN NSW 2101
CLIENT: KEENWILL PTY LTD TRADING AS "RAISE THE ROOF" PO BOX1947, MONA VALE NSW 1660
VERTICAL DATUM:
HORIZONTAL DATUM:
C.M.S. Surveyors Pty Limited

(18)


SHEET 5/F
TAYLOR
STRUCTURAL DETAILS - ALTERATIONS AND ADDITIONS
31 BELLARA AVENUE, NORTH NARRABEEN
TYPICAL 3.0m BLOCK RETAINING WALL
TO FRM NATURAL GROUND
TYPICAL 1.8m BLOCK RETAINING WALL
TO FRM NATURAL GROUND
DRIVEWAY LONGITUDINAL PLAN
BELLARA AVENUE
KEY JOINT DETAIL
DETAIL A

(19)

EXPLANATORY NOTE

Planning Agreement

between

Keenwill Pty Limited
ACN 010 968 706
And
Robert Corless

and

Northern Beaches Council
ABN 57 284 295 198
(Council)

(20)

Exhibit A - Explanatory Note

Planning Agreement – Dedication of land at Bellara Avenue for public road

The purpose of this Explanatory Note is to provide a plain English summary to support the notification of a draft Planning Agreement (the **"Planning Agreement"**), under Section 7.4 of the *Environmental Planning and Assessment Act 1979* (the **"EPA Act"**), for the granting of a development consent (the **"Consent"**) involving the following:

(a) boundary adjustment between two adjoining lots; lot 9 in deposited plan 242284 and lot 36 in Deposited Plan 6462, so as to create a new lot capable of containing a dwelling; and

(b) the construction of a three-point turn bay and the dedication of land to the Council as a public road,

(all known as the **"Development"**).

This explanatory note has been prepared jointly between the parties as required by clause 25E of the *Environmental Planning and Assessment Regulation 2000*.

1. Parties to the Planning Agreement

Keenwill Pty Limited and Robert Corless (**Developer**) has made an offer to Northern Beaches Council (**Council**) to enter into a Planning Agreement, for the dedication of part of the Land (namely approximately 101.4sqm of land as shown on draft plan of subdivision prepared by CMS Surveyors Pty Limited – attached to this Agreement) (called the **Dedication Area**) so as to enable a three-point turn bay for public use.

2. Description of the Subject Land

The land to which this Planning Agreement applies is described as follows: Lot 9 in Deposited Plan 242284 known as 31 Bellara Avenue, North Narrabeen and Lot 36 Sec 1 in DP 6462, known as 66 Powderworks Road, North Narrabeen.

3. Description of Proposed Change to Environmental Planning Instrument

Not applicable

4. Summary of Objectives, Nature and Effect of this Planning Agreement
The objective of the Planning Agreement is to ensure that Bellara Avenue remains a safe and trafficable public road for the benefit of current and future users.

5. Timing of delivery of the public community benefit

The construction of the three-point turn bay is required prior to the issue of the Subdivision Certificate. The dedication of the land containing the three-point turn bay will occur upon the registration of the Plan of Subdivision.

6. Assessment of the Merits of this Planning Agreement

(a) The Planning Purposes Served by this Planning Agreement

In accordance with Section 7.4(2) of the EPA Act 1979, this Planning Agreement promotes the following public purpose;

- *the provision of (or the recoupment of the cost of providing) public amenities or public services*

The parties have assessed this Planning Agreement and state that the provisions of this Planning Agreement, in particular the Proposed Development, provide a reasonable means of achieving the public purposes set out above by reason that the Dedication Area will be vested under the care and control of the relevant Roads Authority.

(b) How this Planning Agreement Promotes the Objects of the Environmental Planning and Assessment Act 1979

In accordance with the EPA Act 1979, this Planning Agreement and the Proposed Development promotes its intent to encourage;

(ii) the promotion and co-ordination of the orderly and economic use and development of the Land; and

(v) the provision and co-ordination of community services and facilities; and

The Planning Agreement achieves these Objects by requiring the Developer to make the dedication of the Dedication Area which will enable Bellara Avenue to have a turning head to allow for three-point turns to be controlled by the relevant Roads Authority as a public road.

By providing the dedication of land the Planning Agreement will result in:

- promotion of the social and economic welfare of the community and a better environment;
- promotion and co-ordination of the orderly and economic use and development of land (a better trafficable public road); and
- provision and co-ordination of community services and facilities (being a public road).

(c) How this Planning Agreement Promotes the Public Interest

This Planning Agreement's intent is to promote the Public Interest through the acquisition of land for public purposes to the relevant Roads Authority without the relevant Roads Authority having to pay for the land. This in turn promotes further Public Interest by ensuring that the scarce and valuable resources of the relevant Roads Authority (and State government at large) are maintained and preserved for the betterment and enjoyment of the community at large.

(d) How this Planning Agreement Promotes one or more of the elements of Council's Charter under section 8 of the *Local Government Act 1993*

This Planning Agreement promotes the following elements of the Council's Charter:

- to provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively; and
- to properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development

This Planning Agreement promotes the above elements of the Councils Charter by providing appropriate safe and trafficable public road within the Council's local government area under the care and control of the relevant Roads Authority for the benefit of current and future users.

(e) The Impact of this Planning Agreement on the Public or any Section of the Public

The growing population of the Northern Beaches local government area requires public roads – particularly those that are both appropriate and safe. This Planning Agreement provides the relevant Roads Authority with land which will be dedicated to the relevant Roads Authority for use as a public road. As a public road, the Dedication Area will be available to all road users to use.

(f) Identify whether the Planning Agreement conforms with Council's capital works program (if any)" Cl 25E(2)(f)

Not applicable

State whether the agreement, amendment or revocation specifies that certain requirements of the agreement must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued Cl 25E(2)(g)

The Planning Agreement includes a provision that the construction of the three-point turn bay must be provided prior to the issue of a Subdivision Certificate. The dedication of the Dedication Area will occur upon the registration of the Plan of Subdivision.

Execution Page

Executed as an Agreement.

The seal of Northern Beaches Council)
was affixed by authority of the)
Chief Executive Officer)

_____
Chief Executive Officer

_____
Name of Witness

Executed by **Keenwill Pty Limited**)
ACN 010 968 706 in accordance with)
s.127 *Corporations Act*)

_____	_____
Secretary/Director	Director
_____	_____
Name of Witness (print)	Name of Director (print)

Executed by **Robert Corless [Owner of 66 Powderworks Rd]**)
)
)

_____	_____
Secretary/Director	Director
_____	_____
Name of Witness (print)	Name of Director (print)