



Northern Beaches Council

Local Environmental Plan Review

November 2018



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Executive Summary

Northern Beaches Council (Council) has commenced a three year strategic land use planning program to inform the preparation of a new Northern Beaches Local Environmental Plan (LEP). The program responds to the release of 'The Greater Sydney Region Plan – A Metropolis of Three Cities' and the North District Plan by the Greater Sydney Commission in March 2018.

This LEP Review or 'health check' is the first step in the program required by the NSW Department of Planning and Environment (DPE), reviewing Council's existing local environmental plans against the North District Plan and identifying priorities for investigation in the development of Council's new LEP.

Context

The Northern Beaches is home to approximately 268,666 people (ABS ERP, 2017). Population projections suggest that our population will grow to 297,950 by 2036 (DPE). However, this projection is based on 2011 Census data and revised population

projections based on the 2016 Census data are expected to be released by DPE in mid-2019.

Population projections for Council by demographic consultants, based on the 2016 Census, suggest population will grow to 309,333 by 2036 (forecasts provided in November 2017). Therefore, until updated population projections are released by DPE, future local strategic planning for the Northern Beaches is to be based around projections within the range of 297,950 to 309,333 people by 2036.

Our community and economy are changing and growing, with housing affordability and an ageing population presenting major challenges. Our population is ageing at a rate higher than the Sydney average, driving increased demand for serviced-based businesses and healthcare. There is a significantly lower proportion of young adults (aged 20-39) in the Northern Beaches compared with Greater Sydney. Our working age population, while increasingly made up of

highly skilled professionals and managers, is projected to decline. Young adults are leaving for more affordable coastal locations, to access education opportunities and to live closer to jobs opportunities aligned to their skills and aspirations.

To achieve growth in jobs within 30 minutes of where we live, we need to work towards a more integrated approach to planning. Urban development on the Northern Beaches has historically been shaped by the car and is concentrated along our north-south spine. Our strategic centres at Frenchs Forest, Mona Vale, Dee Why and Manly have been identified as 'hubs', while major infrastructure projects including the B-Line, Northern Beaches Hospital and the Western Harbour Tunnel and Beaches Link will influence how we plan for the future. It is clear that a well-functioning transport network, integrated with access to local jobs and affordable homes for key workers is vital to the Northern Beaches' future liveability.

Health Check

The health check has demonstrated that Council is well placed to deliver on the actions of the District Plan. Council's Delivery Program demonstrates that Council has anticipated the need for a wide range of studies and investigations to manage the newly proclaimed Local Government Area.

Land use planning on the Northern Beaches is currently controlled by four main plans: Manly Local Environmental Plan 2013 (MLEP2013); Pittwater Local Environmental Plan 2014 (PLEP2014); and Warringah Local Environmental Plans 2000 and 2011 (WLEP 2000 and WLEP 2011). Preparation of a single Northern Beaches LEP and DCP, aligned with the North District Plan, is a priority for local strategic planning.

Infrastructure and Collaboration

The North District Plan's 'Infrastructure and Collaboration' theme contains priorities and actions for Council and the NSW Government

to work collaboratively to plan for a city supported by infrastructure.

Council has demonstrated leadership in promoting infrastructure provision through the adoption of the Frenchs Forest Structure Plan in August 2017, which aligns forecast growth with infrastructure provision, with further stages dependent on delivery of Western Harbour Tunnel and Beaches Link and improved bus services. Council has also limited potential for growth in the Dee Why Town Centre Masterplan and the draft Brookvale Structure Plan in recognition of transport network constraints.

Transport is a key issue for the Northern Beaches. This has prompted Council to prepare the recently exhibited MOVE Transport Strategy, which includes a 20 year vision with directions and aspirations to guide Council. This Strategy demonstrates Council's strong advocacy for public transport investment, particularly along east-west corridors.

For the Frenchs Forest Planned Precinct and Ingleside Growth Area, Council is pursuing a Green Star Communities rating to promote the use of sustainable infrastructure.

Developer contributions form an important component of Council's infrastructure program, however, its expenditure often relies on aligning with the priorities of the NSW Government. It is therefore positive that the NSW Government has committed to collaborating with Councils in order to streamline integrated land use and infrastructure planning.

Liveability

The North District Plan's 'Liveability' theme includes priorities and actions for Council to deliver social infrastructure reflecting community needs; create healthy, creative, culturally rich and socially connected cities; provide housing supply, choice and affordability with access to jobs, services and public transport; and, create and renew great

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

Council's Community Strategic Plan (CSP) commits to building stronger, more inclusive communities. A number of programs are committed in Council's Delivery Program including implementation of Council's Affordable Housing Policy and Disability Inclusion Action Plan. Council is also preparing a number of studies that will address this theme, including an Open Space Strategy (including playgrounds), Community Centres Strategy, Arts and Creativity Strategy and Social Plan, and specialised plans for specific demographics (Youth, Aged, Disability, Culturally and Linguistically Diverse, etc.). This is in addition to the many services and programs delivered across Council and committed over the coming years.

With respect to creating and renewing great places, Council has undertaken a Town Centre Care Factor survey for main centres across the Northern Beaches to obtain baseline information and to allow Council to make

evidence-based decisions and measure trends and change over time. Place based planning is already considered and committed in Council's delivery program with the development of Place Plans for Avalon, Mona Vale and Manly along with Place Activation Plans for key centres. By undertaking place based planning Council will create and renew great places based on strong engagement with the community, respecting local character and heritage.

Responding to the 'missing middle' will be a key priority for Council as it plans for future housing, ensuring development is in line with local character. A comprehensive Social Infrastructure Study and Demographic Analysis are required to inform a Housing Strategy and new LEP. Furthermore, the Community Engagement Strategy needs to ensure input is provided from the Aboriginal Community and from other local communities of cultural and linguistic diversity.

Productivity

The North District Plan's 'Productivity' theme includes priorities and actions for Council to grow a stronger and more competitive Harbour CBD (i.e. the Eastern City); grow and invest in health and education precincts (i.e. Frenchs Forest Planned Precinct); grow investment, business opportunities and jobs in strategic centres; retain and manage industrial and urban services land; deliver integrated land use and transport planning and a 30-minute city; and, support growth in targeted industry sectors and leverage inter-regional transport connections.

The delivery of the Frenchs Forest Planned Precinct will provide a strong source for jobs growth in the LGA. Although Council has committed to the preparation of an Economic Development Plan, it needs an overarching Northern Beaches Employment Study including a review of industrial lands and retail strategy. Further work is required to integrate land use and transport planning and implement the 30-minute city concept.

Council is also preparing a Destination Management Plan, Arts and Creativity Strategy, Environment Strategy and Mountain Bike Strategy that will look at enhancing and extending opportunities for a sustainable tourist economy in the Northern Beaches. As part of the draft MOVE Transport Strategy, Council is preparing a Freight Plan which will look at opportunities to optimise the efficiency and effectiveness of the freight handling and logistics networks.

Sustainability

The North District Plan's 'Sustainability' theme includes priorities and actions to protect and enhance waterways, bushland and biodiversity, and scenic and cultural landscapes. It also includes actions to better manage rural areas, increase the urban tree canopy cover and green grid connections and deliver high quality open space. Actions also relate to reducing carbon emissions and managing energy, water and waste efficiently, and adapting to the impacts of urban and natural hazards and climate change.

Protecting Council's bushland, biodiversity and waterways is a key priority for Council, as well as planning for natural hazards and climate change. A key strategy of the CSP is to ensure new development is consistent with best practice sustainability principles. This is reflected in Council's aim to deliver Ingleside and Frenchs Forest as Green Star Communities, and the currently exhibited DCP for Dee Why Town Centre requiring Green Star certification of buildings to promote best practice. For future planning, Council is preparing Climate Adaptation Plans for their new Precincts at Ingleside and Frenchs Forest.

Council has drafted an Urban Tree Canopy Plan to provide a strategic framework for the management of our urban trees and canopy cover, and Council is working with the DPE on a number of prototype Green Grid projects that will help to develop and coordinate the Green Grid for all stakeholders. The Open Space Strategy (including playgrounds) will look at updating former open space studies and plans, and Council's Walking Plan, Bike

Plan and Mountain Bike Strategy will be able to identify any further walking and cycling links that can be reflected in LEPs and Development Control Plans (DCPs). The Northern Beaches Environment Strategy will address relevant priorities and actions in this theme.

Recommendations

Table 1 lists the studies required for the preparation of the Local Strategic Planning Statement (LSPS) and LEP.

The majority of the North District Plan priorities and actions will be addressed in the studies addressed in Table 1 or in projects committed in Council's Delivery Program.

Longer term priorities will be subject to consultation with the community. These are likely to relate to areas where Council needs to undertake further investigations, or work with the NSW Government. This includes the implementation of east-west public transport links, affordable rental housing targets for the entire LGA, and ensuring green infrastructure,

sustainability and protection of the natural environment is suitably embedded in the NSW Planning Framework.

Next Steps

A program outlining the next steps and indicative timeframes, aligned with the key milestones set out in the LEP Roadmap established by the DPE and the Greater Sydney Commission, has been prepared and will guide the strategic planning process. Following this LEP Review, Council will commence the studies and investigations identified in Table 1 to inform the new Northern Beaches LEP.

Table 1 – Local Strategic Planning required to inform the LSPS and LEP

Technical Studies		Planning Controls
Stage 1	Stage 2 (As Required)	Stage 3
<ul style="list-style-type: none"> • 1A - Community Engagement Strategy • 1B - Demographic Analysis • 1C - Employment Study • 1D - Housing Strategy • 1E - Social Infrastructure Study • 1F – Transport Investigations • 1G - Character Study • 1H – Environment Study <p>* includes recommended planning controls</p>	<ul style="list-style-type: none"> • 2A - Infrastructure Investigations (Utilities incl digital) • 2B - Infrastructure Investigations (Water cycle) • 2C - Contributions Plans • 2D - Feasibility Studies (incl Affordable Rental Housing Target Schemes) • 2E - Land Use and Infrastructure Implementation Plan 	<ul style="list-style-type: none"> • 3A - Heritage • 3B – Public Places • 3C – Built Form • 3D - Sustainability • 3E - Environment • 3F - Transport

Glossary

Abbreviation	Title
Beaches Link	Western Harbour Tunnel and Beaches Link
CALD	Culturally and Linguistically Diverse
CSP	Community Strategic Plan
DCP	Development Control Plan
DoE	NSW Department of Education
DPE	NSW Department of Planning and Environment
LEP	Local Environmental Plan
LSPS	Local Strategic Planning Statement
MOVE Strategy	Northern Beaches Council's draft Transport Strategy MOVE 2038
NSW Health	NSW Department of Health
OEH	NSW Office of Environment and Heritage
RMS	NSW Roads and Maritime Services
TfNSW	Transport for New South Wales

SECTION 1 – Introduction

1.1 Purpose of this Review

Two significant changes have occurred in town planning in NSW over the last 18 months:

- 1 In March 2018, the NSW Government released ‘The Greater Sydney Region Plan – A Metropolis of Three Cities’ and District Plans for each of Greater Sydney’s five districts.
- 2 Amendments to Part 3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) came into effect in March 2018. These changes to the EP&A Act mean, for the first time in NSW, Local Strategic Planning Statements (LSPS) will give effect to District Plans. The LSPS will then inform a new Local Environmental Plan for the Northern Beaches.

NORTH DISTRICT PLAN

Planning Priority N23: Preparing local strategic planning statements informed by local strategic planning

Objective 39: A collaborative approach to city planning

Action 83: The Greater Sydney Commission will require a local environmental plan review to include:

- a) An assessment of the local environmental plan against the district plan Planning Priorities and Actions
- b) Local context analysis
- c) An overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan

The purpose of this LEP Review Report is to provide:

- An assessment of Council’s four existing local environmental plans against the North District Plan priorities and actions, including a review of existing studies, an overview of committed projects outlined in Council’s Delivery Program and identification of barriers and gaps between the LEPs and District Plan actions.
- An analysis of the local land use planning context for the Northern Beaches that may influence strategic planning.
- An overview of local strategic planning priorities for the Northern Beaches and a delivery program of key actions required to inform the preparation of the LSPS and a new Northern Beaches LEP.

This review will be submitted to the NSW Department of Planning and Environment (DPE) for appraisal and reported to the Greater Sydney Commission’s (GSC) Strategic Planning Committee as part of the GSC’s assurance role.

The next step will involve undertaking investigations identified as priorities in this report and the preparation of the Local Strategic Planning Statement (LSPS) which will then inform a new Northern Beaches LEP.



Figure 1 – LEP Roadmap

1.2 Planning policy and statutory context

State

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal land use planning and development assessment legislation in NSW. Recent amendments to the Act (commencing March 2018) introduce a shift from a regulatory focus towards a strategic planning focus that is more responsive to local context and the nature of the local community.

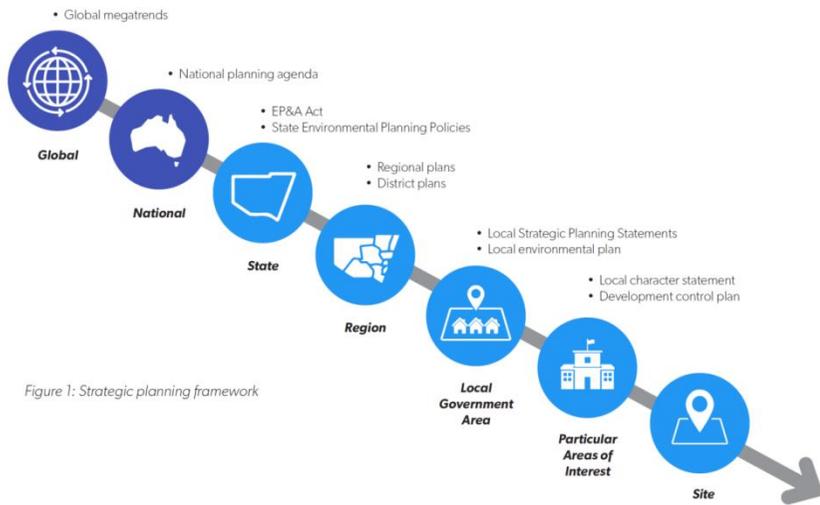


Figure 2 - Strategic Planning Frameworks (Source: Greater Sydney Commission, 2018)

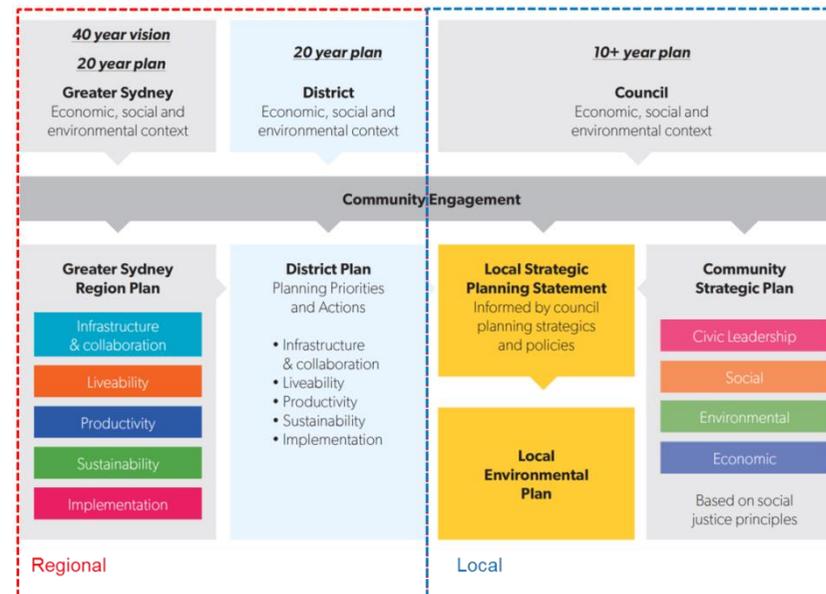


Figure 3 - Planning Framework for Greater Sydney Region (Source: Greater Sydney Commission, 2018)

Region

Regional plans and district plans set the framework for local strategic planning.

In March 2018, the NSW Government released 'The Greater Sydney Region Plan – A Metropolis of Three Cities' (Region Plan) and District Plans for each of the Greater Sydney's five districts. The plans were prepared concurrently with Future Transport 2056 and the State Infrastructure Strategy to better align land use, transport and infrastructure.

The Region Plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places – Western Parkland City, Central River City and Eastern Harbour City. A 30-minute city is where most people can travel to their nearest metropolitan centre or cluster by public transport within 30 minutes; and where everyone can travel to their nearest strategic centre by public transport seven days a week to access jobs, shops and services. The Northern Beaches is located within the Eastern Harbour City.

The Region Plan incorporates 10 directions, each supported by objectives. These directions underpin the planning priorities and

actions contained in the District Plan. The directions and objectives are contained within four key themes: infrastructure and collaboration, liveability, productivity and sustainability.

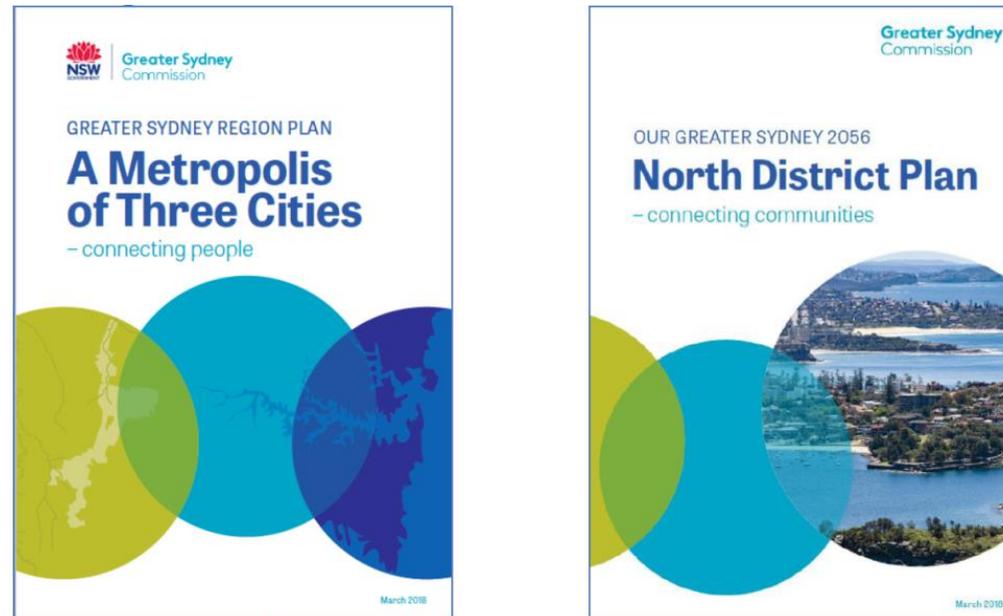


Figure 4 - A Metropolis of Three Cities – A Vision to 2056 (Source: Greater Sydney Commission)



Figure 5 - Region Plan – 10 Directions (Source: Greater Sydney Commission)

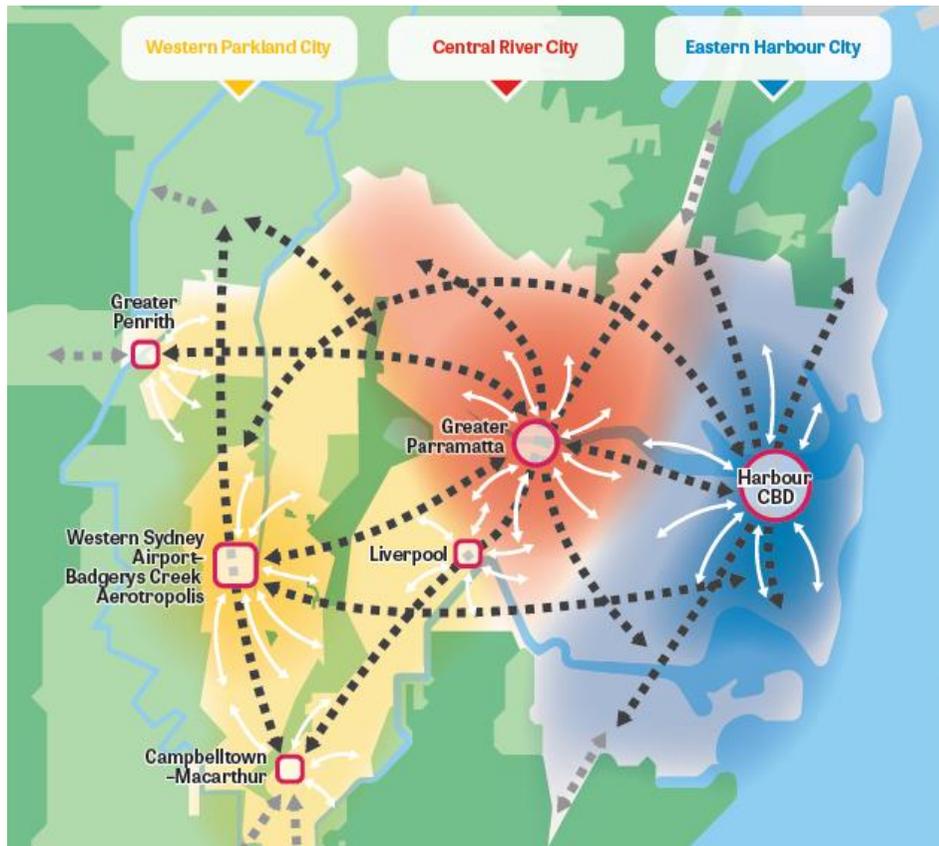


Figure 6 - A Metropolis of Three Cities – A Vision to 2056 (Source: Greater Sydney Commission)

District

The Greater Sydney Region includes five districts: Western City District, Central City District, Eastern City District, North District and South District. The Northern Beaches is located within the North District which also encompasses Hornsby, Hunter’s Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Ryde and Willoughby local Government areas. The North District Plan provides a 20-year plan to manage growth and achieve the 40-year vision of the Region Plan, whilst enhancing liveability, productivity and sustainability into the future.

The North District Plan incorporates 22 planning priorities, supported by actions for achieving the planning priorities. The planning priorities directly relate to the directions of the Region Plan and four key themes: infrastructure and collaboration, liveability, productivity and sustainability.

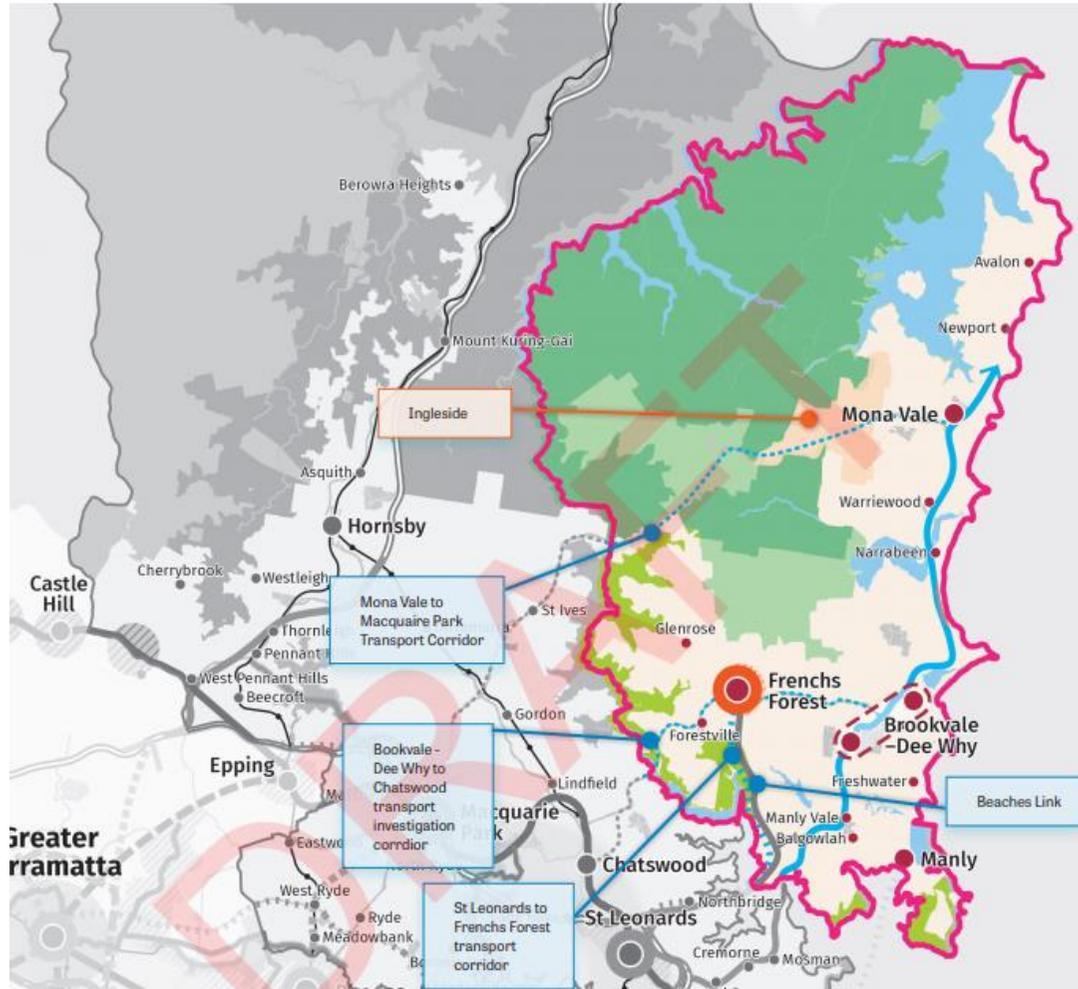


Figure 7 - The North District Structure Plan – Northern Beaches Council Snapshot (Source: Greater Sydney Commission, 2018)

Local

Council's Community Strategic Plan - SHAPE 2028

Local planning is informed by Council's Community Strategic Plan, SHAPE 2028 (CSP). This provides a vision for the future of the Northern Beaches and establishes a strategic framework for the planning and delivery of services over a 10-year period for the Northern Beaches and are part of the broader integrated Planning and Reporting Framework under the *Local Government Act 1993*.

SHAPE 2028 was adopted by Council in April 2018 and is the first Community Strategic Plan for the Northern Beaches Council since it was proclaimed as a new Council on 12 May 2016. The CSP recognises the need to coordinate and align local planning with longer-term regional planning for Greater Sydney. The CSP outcomes align with the directions of and the four key themes of the Sydney Region Plan and North District Plan: infrastructure and

collaboration, liveability, productivity and sustainability.

Local Strategic Planning Statement (LSPS)

The *Environmental Planning and Assessment Act 1979* (EP&A Act) was amended in November 2017 to require each Council to prepare a local strategic planning statement (LSPS),

The LSPS will provide a 20-year vision for the LGA, building on the 10-year vision in Council's CSP. It will be a planning vision, emphasising strategic land use, transport and environmental planning. It will set out planning priorities, actions to achieve those priorities, and an implementation program to deliver and monitor the actions.

The LSPS will draw together State, regional, district and local strategic planning priorities. It will shape the Local Environmental Plans

(LEPs) and Development Control Plans (DCPs) and it will be supported by other tools such as contribution plans and place strategies.

It is important that we shape the outcomes we want to achieve in the future. In doing so, we need to identify desired land use planning outcomes; what success looks like at a local level. The LSPS will be a pivotal tool that guides local strategic planning decisions.

Following completion of this LEP Review, Council will commence preparation of a LSPS for the Northern Beaches Council area. The draft LSPS must be placed on formal public exhibition by 1 July 2019, with the final LSPS completed and endorsed by Council by 1 December 2019.

New laws were passed on 24 October 2018 requiring the approval of the GSC of any draft LSPS before it is adopted by Council.

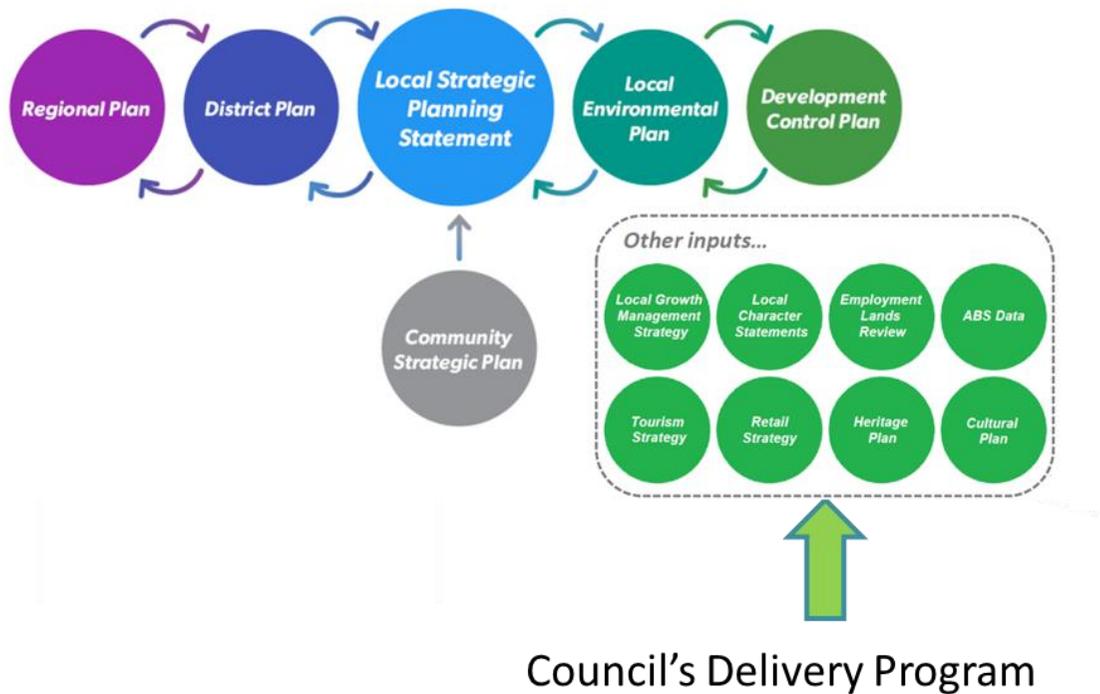


Figure 8 - Local Strategic Planning Statements (Source: Greater Sydney Commission)

Local Environmental Plans (LEPs)

The new LSPS will inform the preparation of a new Northern Beaches Local Environmental Plan (LEP). The LEP is a statutory planning instrument which controls development and implements planning policies. The Northern Beaches currently has four local environmental plans: Manly LEP 2013, Pittwater LEP 2014, Warringah LEP 2011 and Warringah LEP 2000 (applicable to deferred lands not covered by Warringah LEP 2011). A high-level review of the existing LEPs has been undertaken and has identified significant inconsistencies between the plans.

The development of the first Northern Beaches LEP will better align with the Sydney Region Plan, North District Plan and LSPS.

Local Character Statements

Consideration of local character will be a key part of the preparation of Council's LSPS, LEP and DCP and will enable Council to implement 'place-based planning'. On 16 January 2018, the DPE released a new planning circular entitled 'Stepping up planning and designing for better places: respecting and enhancing local character' (Circular). The Circular describes what local character is and recognises the important role it plays in planning for development that is contextual,

of its place and meets the growing needs of NSW.

DPE has indicated that changes will be made to the Standard Instrument LEP to establish overlays, statutory maps that will apply in addition to the standard zoning of an area, for additional consideration of local character in areas of significance. However, the circular suggests that local character overlays will only be permitted where Council can:

- demonstrate that the character of a local area is significant in accordance with guidelines to be issued by the DPE; and
- ensure that the local government area will meet the dwelling targets for future growth as established by the relevant Regional or District Plan.

Development Control Plans

Development Control Plans are planning documents that contain detailed planning provisions that support the LEP and must be considered in the assessment of development

applications. The Northern Beaches currently has four development control plans (DCPs): Manly DCP 2013, Pittwater DCP 2014, Warringah DCP 2011 and Warringah DCP 2000 (notification). A new Northern Beaches DCP will be prepared concurrently with the new LEP.

Other Plans and Policies

Other background studies and investigation typically inform planning controls and other Council policies or strategies. A comprehensive list of existing studies for the Northern Beaches is attached at **Appendix 1**.

1.3 Methodology

This LEP Review has involved a review of the North District Plan, Northern Beaches Community Strategic Plan (SHAPE 2028), LEPs and DCPs and existing Council policies and strategies. This is the first stage of the three year LEP program and it provides a snapshot of projects across all of the Council

departments and former Council areas. It will set the foundation for the LSPS and new LEP by identifying gaps and setting priorities.

1.4 Submissions and Engagement

Council engaged extensively with the community for the preparation of the Community Strategic Plan SHAPE 2028. More than 2,000 people contributed to developing the CSP between late-2016 to late-2017. The CSP gives a timely and clear indication of community views and values. The consultation identified community issues, priorities and a vision for the Northern Beaches. The consultation included independently facilitated workshops, online surveys, focus groups, listening posts and other engagement events. The CSP will provide a valuable contribution and foundation for the LSPS, LEP and DCP.

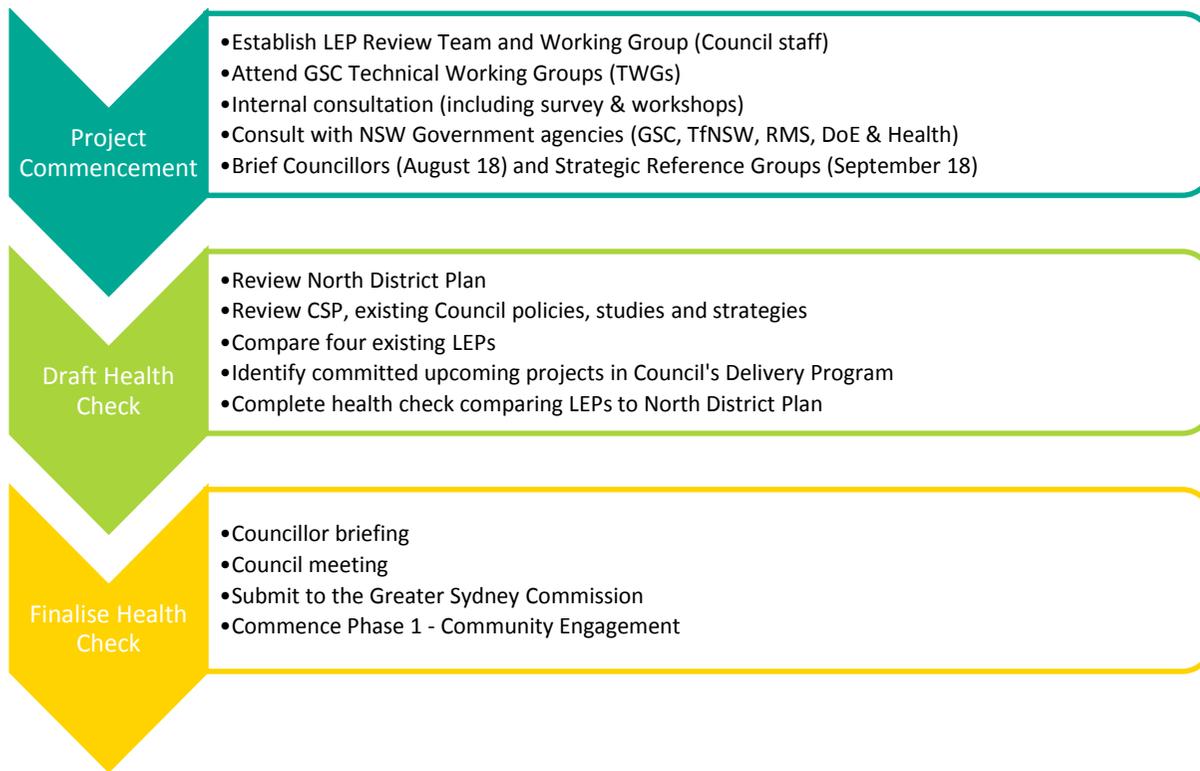


Figure 9 - Methodology for Preparation of the LEP Review Report

A draft Community Engagement Plan has been prepared for the LSPS and new Northern Beaches LEP. The Community Engagement Plan outlines a comprehensive program for consultation across the three year project.

To date this project has included briefing sessions with Council and Strategic Reference Groups. With the publication of the LEP Review, Council will formally commence Phase 1 of Community Engagement program to raise awareness and generate interest in the project.

SECTION 2 – The Context

This section provides a land use planning context to inform the preparation of Council’s Local Strategic Planning Statement (LSPS). For each topic, a table is provided outlining relevant studies and projects that are **existing** (i.e. either finalised, underway or having been on public exhibition), **committed** (i.e. identified in or derived from the Delivery Program) or **required** (not yet commenced) to deliver the new LEP.

The changing local land use context influences how we plan for the future. The Northern Beaches will see a significant increase in older people and a decline in young adults, likely due to housing affordability (including a lack of diversity of housing types), access to

education opportunities and to live closer to job opportunities aligned to their skills and aspirations. The changing demographics will lead to greater pressure for access to health services and less local workers to fill the jobs needed to service the population.

These trends also need to be considered parallel to our natural and built environment context. Our unique coastal and bushland environment and the existing urban development patterns which have shaped the Northern Beaches play an important role in planning for the future. Urban development on the Northern Beaches has historically been shaped by the car and development is concentrated along our major arterial north-

south spine that connects the beaches to Sydney CBD.

Major infrastructure projects also influence how we plan for the future; recent projects include the introduction of the B-Line and development of the Frenchs Forest Planned Precinct which includes the new Northern Beaches Hospital, opened 30 October 2018. The Western Harbour Tunnel and Beaches Link is also a key consideration for local strategic planning. Integrated land use and infrastructure planning is required to meet aspirations to increase the number of residents that live within 30 minutes of jobs, education, health, services and great places.

2.1 Our Community

Community Strategic Plan – SHAPE 2028

SHAPE 2028 (CSP), adopted April 2017, provides the long term community vision for the Northern Beaches for the next 10 years (2018 - 2028).

The CSP identifies a strong shared desire to protect and enhance the natural and built environments, to create more connected and caring communities, to embrace our diverse sports and recreational culture, and to live more sustainably in balance with the environment.

The CSP supports the directions in the North District Plan and will guide and inform local strategic planning decisions. Council’s Delivery Program 2018-2021 outlines the actions Council will take over the next three years towards delivering the community outcomes and strategies from the CSP.

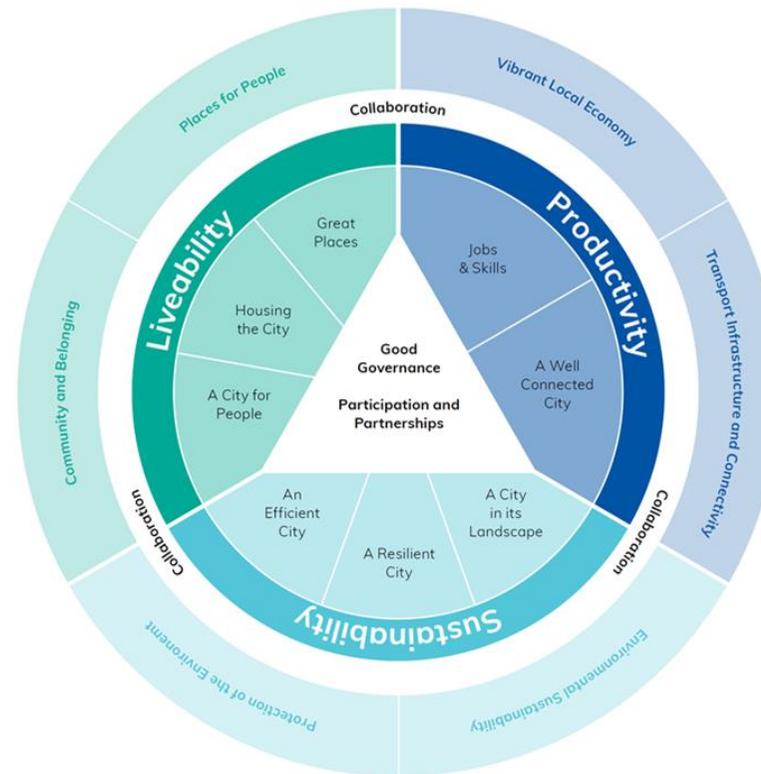


Figure 10 - Alignment of Council's CSP with the North District Plan (Source: Shape2028)

Environment		Social		Economic		Civic	
Protection of the Environment	Environmental Sustainability	Places for People	Community and Belonging	Vibrant Local Economy	Transport, Infrastructure and Connectivity	Good Governance	Partnership and Participation
Goal 1 Our bushland, coast and waterways are protected to ensure safe and sustainable use for present and future generations	Goal 4 Our Council is recognised as a community leader in environmental sustainability	Goal 7 Our urban planning reflects the unique character of our villages and natural environment and is responsive to the evolving needs of our community	Goal 10 Our community is stimulated through a diverse range of cultural and creative activities and events	Goal 13 Our businesses are well-connected and thrive in an environment that supports innovation and economic growth	Goal 16 Our integrated transport network meet the needs of our community	Goal 19 Our council is transparent and trusted to make decisions that reflect the values of the community	Goal 21 Our community is actively engaged in decision making processes
Goal 2 Our environment and community are resilient to natural hazards and climate change	Goal 5 Our built environment is developed in line with best practice sustainability principles	Goal 8 Our neighbourhoods inspire social interaction, inclusion and support health and wellbeing	Goal 11 Our community feels safe and supported	Goal 14 Our economy provides opportunities that match the skills and needs of the population	Goal 17 Our community can safely and efficiently travel within and beyond Northern Beaches	Goal 20 Our Council efficiently and effectively responds to, and delivers on, the evolving needs of the community	Goal 22 Our Council builds and maintains strong partnerships and advocates effectively on behalf of the community
Goal 3 Our community is well-supported in protecting the environment	Goal 6 Our community will continue to work towards sustainable use of resources	Goal 9 Our community is healthy, active and enjoys a broad range of creative, sporting and recreational opportunities	Goal 12 Our community is friendly and supportive	Goal 15 Our centres attract a diverse range of businesses providing opportunities for work, education, leisure and social life	Goal 18 Our community can easily connect and communicate through reliable communication technologies		

Figure 11 - Community Strategic Plan Outcomes and Goals (Source: Delivery Program 2018-2021)

NORTHERN BEACHES VISION

The vision for the Northern Beaches is for a safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.

Population

The Northern Beaches is home to approximately 268,666 people (ABS ERP, 2017). Population projections suggest that our population will grow to 297,950 by 2036 (DPE, based on 2011 Census). However, this projection is based on 2011 Census data and revised population projections based on the 2016 Census data are expected to be released by the DPE in mid-2019.

Population projections prepared for Council by demographic consultants (.ID), based on the 2016 Census, suggest population will grow to 309,333 by 2036 (forecasts provided in November 2017). Therefore, until updated population projections are released by the DPE, future local strategic planning for the Northern Beaches is to be based around projections within the range of 297,950 to 309,333 by 2036.

Population projections and trends in the Northern Beaches play an important role in local strategic planning, particularly in relation to planning for housing and services that respond to the needs of our local community.

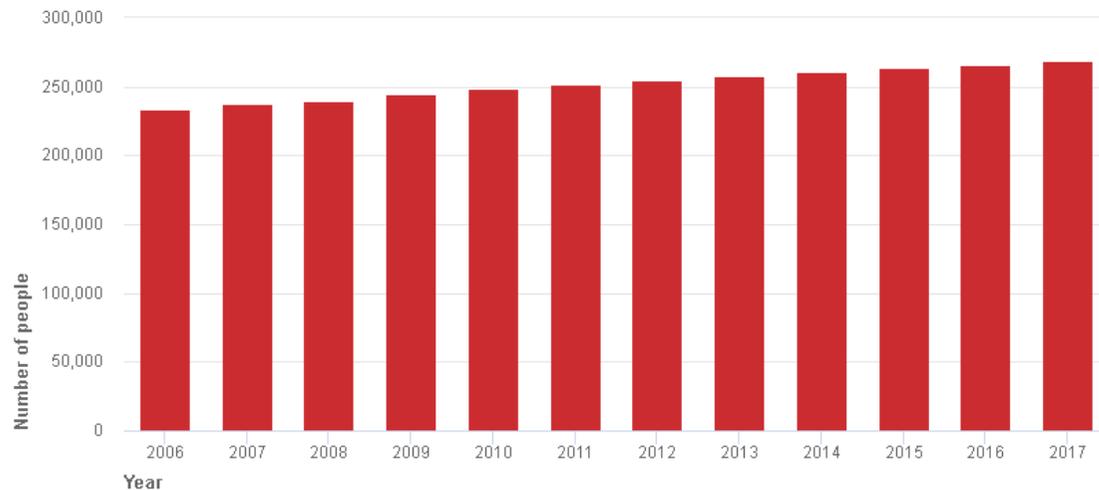
The following demographic trends are relevant for the 20 year planning horizon:

- **The Northern Beaches population is ageing at a higher rate than Sydney:** with the largest growth in persons on the Northern Beaches between 2006 and 2016 being in ages 70-74 (for both males and females). The ageing population is an important consideration for planning for future facilities and services that cater to the needs of our population, in particular health services (Figures 14, 15 and 16).
- **Young adults are increasingly leaving the area:** There is a significantly lower proportion of young adults in the Northern Beaches compared with Greater Sydney (aged 20-39 - Figure 14), most likely due to limited access to education, affordable housing and jobs (.ID, 2016 Census) (Figures 14, 15 and 16).

Estimated Resident Population (ERP)

export 

Northern Beaches Council area



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts

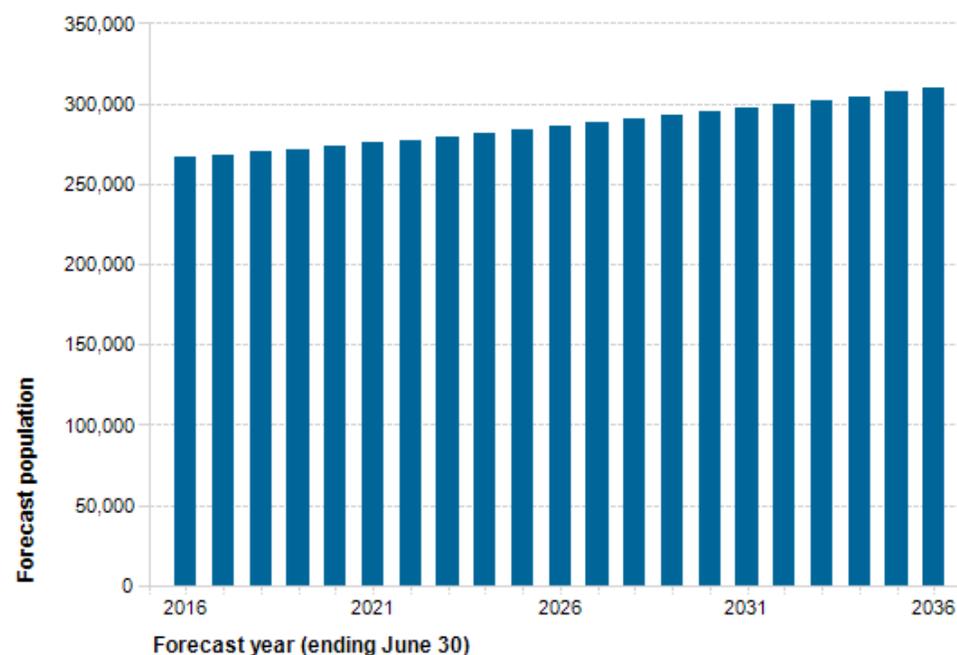
Figure 12 - Northern Beaches Estimated Resident Population 2006 to 2017 (Source: .ID)

- **High proportion of families with children now and into the future:** across the Northern Beaches there is a large presence of households comprising families with children (37.3%). The result is likely to generate an increased requirement for appropriate children and family friendly spaces.
- **Broad range of cultural diversity across the municipality:** proportions of persons born in a country other than Australia ranged from a low of 20.1% in Elanora Heights to highs of 49.2% in Manly (Town Centre), 41.9% in Brookvale and 41.2% in Dee Why. The cultural diversity within the Northern Beaches indicates the need for culturally-inclusive and responsive services.
- **Indigenous Culture:** 0.6% of the Northern Beaches population identified as Aboriginal and/or Torres Strait Islander descent.
- **Some communities are considered disadvantaged.** the Northern Beaches is characterised by relative socio-economic advantage, however, relative advantage is considerably diverse across the LGA.

Forecast population

export

Northern Beaches Council area



Population and household forecasts, 2016 to 2036, prepared by .id, November 2017.

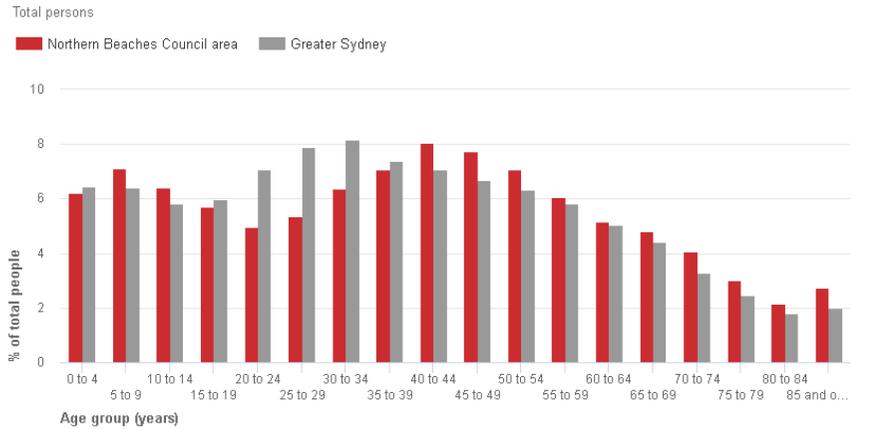
.id
the population experts

Figure 13 - Northern Beaches Forecast Population to 2036 (Source: .ID, based on 2016 Census, prepared in November 2017).

NORTHERN BEACHES FACTS:

Population growth within the Northern Beaches over the past 10 years (between 2006 and 2016) has been confined to age groups above 40 and below 15. This does not reflect population growth for the Greater Sydney Region which was shaped by more younger adults and general ageing (Figure 14).

Age structure - five year age groups, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

Figure 14 - Age Structure Comparison between Northern Beaches and Greater Sydney (Source: .ID based on 2016 Census)

Change in age structure - five year age groups, 2011 to 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

Figure 15 - Five Year Change in Age Structure, Northern Beaches (Source: .ID based on 2016 Census)

To inform the LSPS and LEP, Council will commission a Demographic Analysis Study to identify how our community’s characteristics and needs are changing, what is driving change and what we can anticipate for the future. The Demographic Analysis will underpin a number of the technical studies and bring together the various themes. The Demographic Analysis will utilise the 2016 Census data (fully released in August 2018), .ID population projections (based on 2016 Census) and updated population projections prepared by the DPE (currently based on 2011 Census with updated projections based on 2016 Census expected to be released mid-2019).

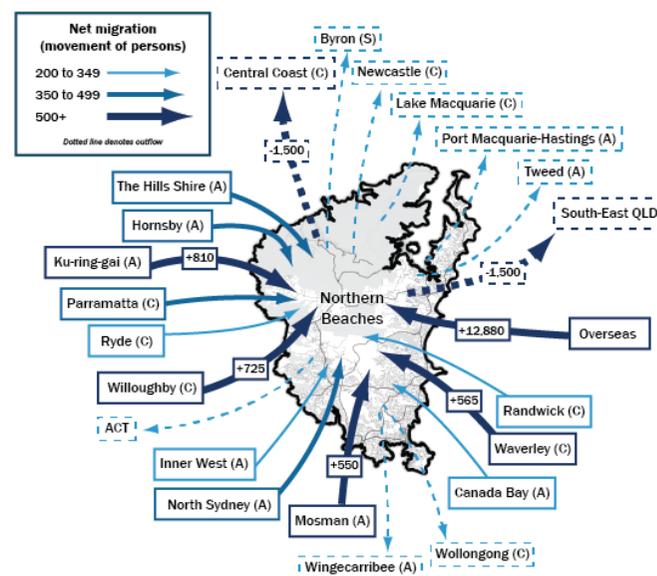


Figure 16 - Historical Migration Flows for the Northern Beaches, 2011 to 2016 (Source: .ID, 2017)

Table 2 - Population Studies

Existing	Committed	Required
<ul style="list-style-type: none"> Council subscribes to .ID which includes population projections based on the 2016 Census data released in August 2018. <p>See also Appendix 1 for full list</p>	<ul style="list-style-type: none"> Social Plan (2018/19) and specialised plans for specific demographics (Youth, Aged, Disability, Culturally and Linguistically Diverse, etc.) 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> 1A-Community Engagement Strategy 1B-Demographic Analysis 1E-Social Infrastructure Study

Four Planning Frameworks

Implementation Priorities for the North District N23 - Preparing local strategic planning statements informed by local strategic planning

Action 83. The Greater Sydney Commission will require a local environmental plan review

N24 - Monitoring and reporting on the delivery of the Plan

84. Develop performance indicators in consultation with state agencies and councils

The Northern Beaches Council was proclaimed on 12 May 2016, bringing together Manly, Pittwater and Warringah Councils. Local strategic planning for the Northern Beaches currently comprises four planning frameworks: one for former Manly (MLEP 2013) and Pittwater (PLEP 2014); and two for the former Warringah (WLEP 2000 and WLEP 2011). Most of the existing background technical studies are also limited to the geographical area of the former Council areas, with a limited number of studies that provide a picture of the entire Northern Beaches LGA. Preparation of a single Northern Beaches LEP and DCP, aligned with the North District Plan, is a priority for local strategic planning.

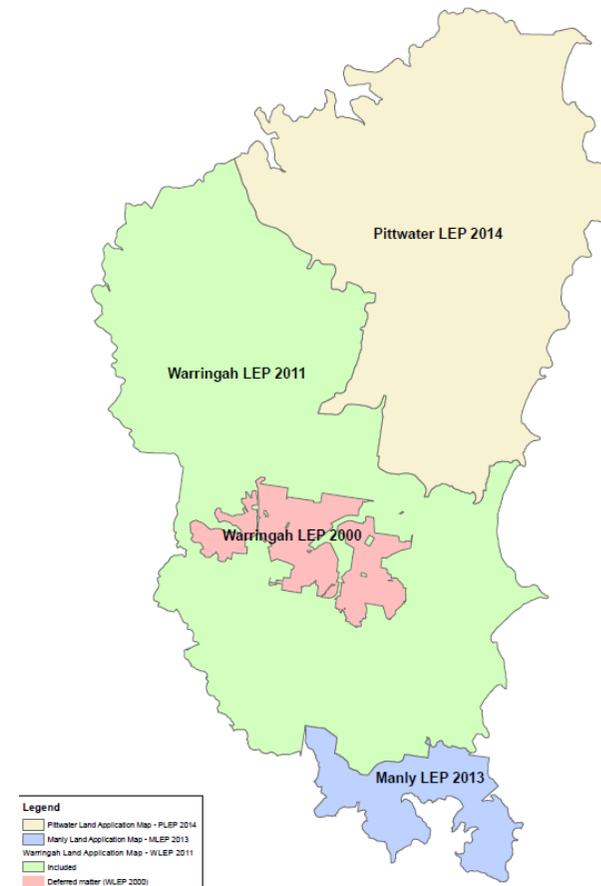


Figure 17 - Northern Beaches LEP's Application Map

Council’s delivery program demonstrates Council’s commitment to prepare a ‘Strategic Land Use Planning Study’ which was to encompass relevant studies and plans for the preparation of a new LEP. This work will now encompass the preparation of Council’s LSPS – a 20 year strategic vision for landuse planning in the LGA. A new consolidated DCP is also required to complement the LEP and Council will include NSW Government model provisions if available within the specified timeframe.

As required by the District Plan, this report includes a review and comparison of the existing planning frameworks to identify gaps or matters that require further investigation in the technical studies that will be undertaken to guide the preparation of the LSPS and new LEP.

NORTHERN BEACHES LEP’S

- 4 residential zones, 7 business zones, 3 industrial zones (Pittwater and Warringah only), 2 special purpose zones, tourist zone (Manly and Pittwater only), 2 recreation zones, 3 environmental protection zones, 1 environmental living zone, 2 waterways zones, 2 rural zones (Pittwater and Warringah only).
- The objectives and permissible land uses for zones vary between the LEPs and the zones do not reflect the centre hierarchy.

Table 3 – Implementation Studies and Investigations

Existing	Committed	Required
<ul style="list-style-type: none"> • LEP Review • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Northern Beaches Strategic Land Use Planning Study • A new Northern Beaches LEP • A new Northern Beaches DCP 	<ul style="list-style-type: none"> • Local Strategic Planning Statement

2.2 Infrastructure and Collaboration

Infrastructure and Collaboration Priorities for the North District

Planning Priority N1 - Planning for a city supported by infrastructure

Planning Priority N2 - Working through collaboration

Transport

With only three roads into the area – Warringah Road, Mona Vale Road and Pittwater Road/ Spit Bridge – and with limited public transport options, access into and out of the Northern Beaches is constrained. Many of the major roads are reaching capacity, namely Warringah Road, Mona Vale Road and Pittwater Road/ Spit Bridge. This reflects high car use rates with 60% of residents travelling to work by car and 80% of household trips (social, recreation, education and shopping trips) by car (draft MOVE Strategy, 2018). Traffic congestion, travel times, lack of travel options and poor access to public transport are some of the biggest community concerns. These issues are particularly important for sections of our community that are vulnerable to social isolation, are not located on main transport routes, or have limited mobility.

Transport is a key issue for local strategic planning for the Northern Beaches. Integrated transport and land use planning to support housing and jobs in the right locations and maximise use of existing infrastructure is a priority.

There is a growing gap between the types of jobs provided on the Northern Beaches and the skills of our local labour force. This results in a significant number of our resident workforce travelling outside of the LGA to access high-skilled jobs as well as a growing number of people travelling into the LGA to fill jobs that provide essential services that keep our community operating. As the population grows, demand on essential services (e.g. health care) will increase. This pattern of where people live and work is reflected in the decline in the working age population on the Northern Beaches. Whilst there are a number of factors that have led to younger people moving out of the area (e.g. access to affordable housing, education opportunities, access to jobs), transport also plays a key role in connecting jobs and labour markets. Better transport connections between people and jobs will provide increased job choice and job location opportunities as well as access to labour markets from other areas.

Future job and housing growth needs to support regional aspirations for a ‘30-minute city’, not only to better connect people with jobs, but to provide better connections to services, education and recreation which make up a significant portion of trips. There is opportunity on the Northern Beaches to leverage off existing successful infrastructure to key centres, plan for new transport connections and respond to future potential infrastructure projects (e.g. Western Harbour Tunnel and Beaches Link - Figure 19).

A number of Northern Beaches strategic and local centres are located on the arterial road network. This provides opportunities as well as challenges, particularly for centres that are bisected by arterial roads.

Manly strategic centre has good public transport connections to Sydney CBD offering 17 minute ferry services to Circular Quay as well as ferry services to Barangaroo, bike storage on ferries and bike storage at the Manly ferry wharf. The Manly On Demand (Ride Plus) service was introduced by Transport for NSW in November 2017 and the service zone was expanded on 20 August 2018 (Figure 20). The service zone covers Manly, Fairlight, Balgowlah, Balgowlah Heights,

Clontarf, Seaforth, North Balgowlah, Manly Vale, North Manly, Queenscliff, Freshwater, Curl Curl and parts of Dee Why and Brookvale.

Brookvale-Dee Why and Mona Vale strategic centres have benefited from the recent introduction of the B-Line, with stops in Brookvale, Dee Why and Mona Vale (along with a number of local centres), each with associated commuter carparks and bike storage. The B-Line has been highly successful in reducing bus commuter times to Sydney

CBD and shifting travel behaviours, resulting in increased patronage on public transport. Better east-west transport connections through to Frenchs Forest (new strategic centre), Chatswood and Macquarie Park are also required to improve access to jobs, services, Macquarie University and labour markets.

The CSP commits to advocating for better long-term integrated transport, promoting road safety, active and sustainable travel.

Improved use of public transport and better connectivity is a priority for the Northern Beaches and is reflected in Council’s Transport Strategy (MOVE) which was exhibited in September/ October 2018 (Figure 19).

MOVE will underpin a number of more detailed plans that will work to implement the transport strategy and inform the LEP and LSPS.

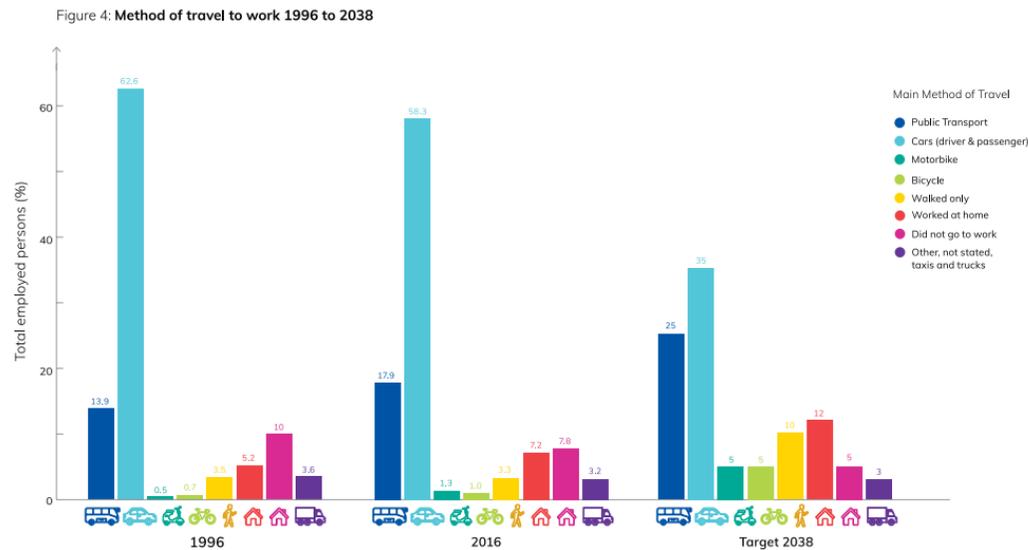


Figure 18 - Trends Over Time and Aspirational Targets for Main Method the Travel to Work (Source: draft MOVE Strategy, 2018)

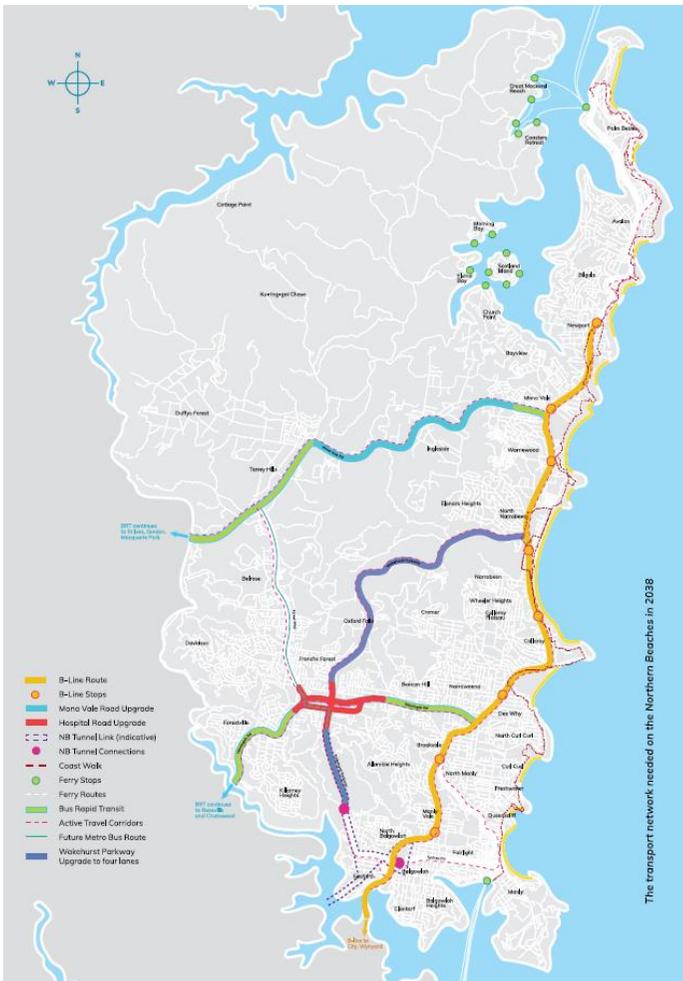


Figure 19 - The Transport Network Needed on the Northern Beaches in 2038 (Source: draft MOVE Strategy, 2018)



Figure 20 - Manly Ride Plus Service Zone (Source: TfNSW Website, 2018)

In recognition of the importance of transport to the Northern Beaches community and its important role in land use planning, Council is collaborating with TfNSW and RMS for an integrated transport and land use planning approach to inform the LSPS and new Northern Beaches LEP.

Infrastructure

Council has a comprehensive infrastructure program in place across the Northern Beaches as demonstrated by Council's Capital Works (CAPEX Program) over 4 years - 2017 to 2021 and shown in the Delivery Program. This program is supported by Council's Asset Management Strategy (2018-2028) that provides a high level and long-term (10-year) action plan for how we will manage assets to achieve the objectives of the Asset Management Policy (2018). The Asset Management Policy and Strategy are supplemented by detailed Asset Management Plans for the four asset portfolios (roads, stormwater, buildings and parks).

Table 4 – Transport Studies and Projects

Existing	Committed	Required
<p>The draft MOVE 2038 – Transport Strategy (exhibited Sept/Oct 2018) sets our policy direction for transport for the next 20 years. See Appendix 1 for full list</p>	<p>MOVE will inform the following:</p> <ul style="list-style-type: none"> • Walking plan* • Bike plan* • Parking plan • Road network plan • Public transport plan • Freight plan • Road safety plan <p>Other transport projects include:</p> <ul style="list-style-type: none"> • PAMPs* • Accessible parking provisions • Coastal Walkway <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Brookvale-Dee Why TMAP* 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1F - Transport Investigations <p>Stage 2 Technical Studies if required:</p> <ul style="list-style-type: none"> • 2E - Land Use and Infrastructure Implementation Plan

* Projects commenced

Developer contributions form an important component of Council’s infrastructure program. However, Council has experienced a number of challenges associated with this system, such as:

- Monetary limits applying to residential development where the contribution rate is capped at \$20,000 for new dwelling/lot in established areas with Development Contribution Plans prepared under Section 7.11 of the EP&A Act.
- Limitations of the Section 7.11 essential infrastructure works list (e.g. land for

community facility can be funded by a Section 7.11 Plan, however, the construction of the community facility is not).

- An independent review by IPART of the Section 7.11 Contribution Plan if the residential contribution rate exceeds \$20,000 or \$30,000 per new dwelling/ lot in established and greenfield areas respectively.
- Issues associated with seeking an increase in Section 7.12 Plans (e.g. NSW Government response times to requests

for increased levies resulting in unnecessary delays).

In planning for infrastructure in the Frenchs Forest Planned Precinct and Ingleside Growth Area, Council is aiming to provide sustainable infrastructure in line with requirements of the Green Star Communities criteria.

With the development of new communities, there is an opportunity to deliver smart precinct infrastructure and infrastructure that supports a carbon neutral future.

Table 5 – Infrastructure Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Manly (7.11 Plan) • Pittwater: <ul style="list-style-type: none"> ○ Residential area in north (7.11 Plan with \$20K applying to new dwellings only for infrastructure in identified centres) ○ Warriewood Valley release area (7.11 Plan) • Warringah LGA (7.12 Plan) • See Appendix 1 for full list 	<ul style="list-style-type: none"> • 7.12 Plan covering non-growth areas of LGA (to replace the former 7.11 Plans for residential areas north of Pittwater and Manly, and the former 7.12 Plan for Warringah)* • 7.11 Plan for Dee Why Town Centre* • For Frenchs Forest Planned Precinct, Ingleside Growth Area and Brookvale Structure Plan Area: <ul style="list-style-type: none"> - Section 7.11 Plans* - Potential State Infrastructure Levies (SICs)* 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1E - Social Infrastructure Study <p>Stage 2 Technical Studies if required:</p> <ul style="list-style-type: none"> • 2A - Infrastructure Investigations (utilities including digital) • 2B - Infrastructure Investigations (water cycle) • 2C - Contributions Plans • 2E - Land Use and Infrastructure Implementation Plan

* Projects commenced

2.3 Liveability

Liveability Priorities for the North District

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

Planning Priority N4 - Fostering healthy, creative, culturally rich and socially connected cities

Planning Priority N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport

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

Social Infrastructure

The Northern Beaches' offers a village feel, cafes, bars, shops and wide range of sporting and recreational facilities in the LGA. The CSP identified a desire to create more vibrancy and ambience in our open spaces and make it easier to get together in local neighbourhood villages and centres.

The CSP commits to building stronger, more inclusive communities. It commits to supporting the wellbeing of our community and promoting a sense of belonging by bringing people together through arts, creativity, promoting and supporting local artists. Creative opportunities and cultural

events to celebrate diversity and recognise shared and unique values are also supported.

Social infrastructure includes a wide range of community facilities and services including community centres, schools, childcare centres, health services, entertainment and leisure facilities, places of worship. It also includes open space, sport and recreation facilities.

Addressing the likely needs of the future Northern Beaches population in terms of social infrastructure is a key element for planning for future growth. Social infrastructure plays a critical role in promoting social cohesion.

The changing demographics of the LGA, particularly age and household structure, impact the type of infrastructure required. Identification of our community's social infrastructure needs is required to ensure we can plan to deliver to right type of infrastructure in an efficient, timely and coordinated way to support growth. This is a key input into the LEP studies required for the Northern Beaches.

Education, Health and Other Social Infrastructure

Northern Beaches Hospital opened on 30 October 2018. The major investment in the hospital reflects the demand on social infrastructure. It delivers 1,300 jobs and provides 488 beds. Development of the Frenchs Forest Planned Precinct will also include surrounding social infrastructure as identified within relevant technical studies.

Council's CSP acknowledges the economic and social benefits of establishing a university presence on the Northern Beaches. The lack of higher education opportunities is contributing to young adults moving out of the area. There is clear evidence of concentrations of young adults around universities located in other parts of Sydney. Council's Delivery Program indicates that Council is working towards identifying a suitable partner and location for a satellite university campus. This project is ongoing.

Council is committed to exploring opportunities for shared spaces and partnerships with NSW Government agencies to provide better facilities and services that meet the needs of the population.

Table 6 – Social Infrastructure Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Sportsfield Strategy 2017 • Disability Inclusion Action Plan • District Park Plan of Management • MOU with Department of Education for Use of Sportsfields • Urban Forest Plan • Aquatic Centre Health and Education Precinct • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Open Space Strategy (including playgrounds)* • Mountain Bike Strategy • Social Plan and specialised Plans for specific demographics (Youth, Aged, Disability, Culturally and Linguistically Diverse, etc) • Community Centre Strategy* • Urban Tree Policy and Strategies 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1E - Social Infrastructure Study <p>Stage 2 Technical Studies if required:</p> <ul style="list-style-type: none"> • 2E - Land Use and Infrastructure Implementation Plan

* Projects commenced

Community and Culture

One of the most significant community health issues relates to mental wellbeing. One in four Australians will experience mental illness at some point in their lives and young people are particularly vulnerable. This signifies a societal problem that requires a holistic and collaborative response.

Northern Beaches Council is developing an Arts and Creativity Strategy that seeks to enhance community wellbeing and create

social cohesion directly through arts programs and participation as well as indirectly through good urban design and activations that facilitate social interaction. The Strategy will provide a ten-year direction for enabling creativity through better places and spaces; diverse programs and activations; and inspiring and supporting community-based arts initiatives and broad participation.

Northern Beaches Council has also committed to developing a social plan for the Northern Beaches, with a similar broad intent of creating a connected community. The Social Plan is yet to be commissioned, but will include both thematic and demographic considerations of strategic challenges and opportunities in supporting community wellbeing.

Table 7 - Community and Culture Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Council subscribes to .ID. The 2016 Census data was fully released in August 2018 • Disability Inclusion Action Plan 2017 See Appendix 1 for full list 	<ul style="list-style-type: none"> • Arts and Creativity Strategy* • Community Centre Strategy* • Open Space Strategy (including playgrounds)* • Social Plan (2018/19) and specialised plans for specific demographics (Youth, Aged, Disability, Culturally and Linguistically Diverse, etc.) • Public Arts Policy and Guidelines* • Coastal Walkway 	Stage 1 Technical Studies: <ul style="list-style-type: none"> • 1A-Community Engagement Strategy • 1B-Demographic Analysis • 1E-Social Infrastructure Study

* Projects commenced

Housing

The Northern Beaches consists of a network of connected town centres and villages as well as some off-shore communities (only accessible via boat) and semi-rural areas.

In 2016, the Northern Beaches contained 101,630 dwellings (.ID, based on 2016 Census). The total number of dwellings grew by 3,861 over the 5 year period between 2011 and 2016 (.ID, based on 2016 Census). The North District Plan sets out a 0-5 year (2016-2021) housing supply target for the Northern Beaches of 3,400 dwellings. The target is comparable with historic growth patterns.

Dwelling type

Northern Beaches Council area	NEW 2016			2011			Change
Dwelling type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Occupied private dwellings	92,390	90.9	92.5	89,232	91.3	92.9	+3,158
Unoccupied private dwellings	9,083	8.9	7.3	8,425	8.6	6.9	+658
Non private dwellings	157	0.2	0.2	112	0.1	0.2	+45
--	101,630	100.0	100.0	97,769	100.0	100.0	+3,861

Figure 21 - Total Number of Dwellings, Northern Beaches (Source: .ID based on 2016 Census)

NORTHERN BEACHES HOUSING FACTS:

- Forecast housing growth for the Northern Beaches over the next five years aligns with historic growth patterns (3,861 new homes over the past 5 years and 3,400 new homes over the next 5 years).
- Household sizes on the Northern Beaches are anticipated to be smaller in the future with an average occupancy rate of 2.62 people per dwelling (2011 and 2016) predicted to decrease to 2.54 people per dwelling in 2036.
- Family housing is currently the most popular housing type on the Northern Beaches and will remain popular in the future, but it will grow at a slower rate than smaller households (lone person households, couples only, single parent and group households).

LGA	0-5 year housing supply target: 2016-2021
Hornsby	4,350
Hunter's Hill	150
Ku-ring-gai	4,000
Lane Cove	1,900
Mosman	300
North Sydney	3,000
Northern Beaches	3,400
Ryde	7,600
Willoughby	1,250
North District Total	25,950

Figure 22 - Short Term Housing Targets for the Northern Beaches (Source: North District Plan 2018)

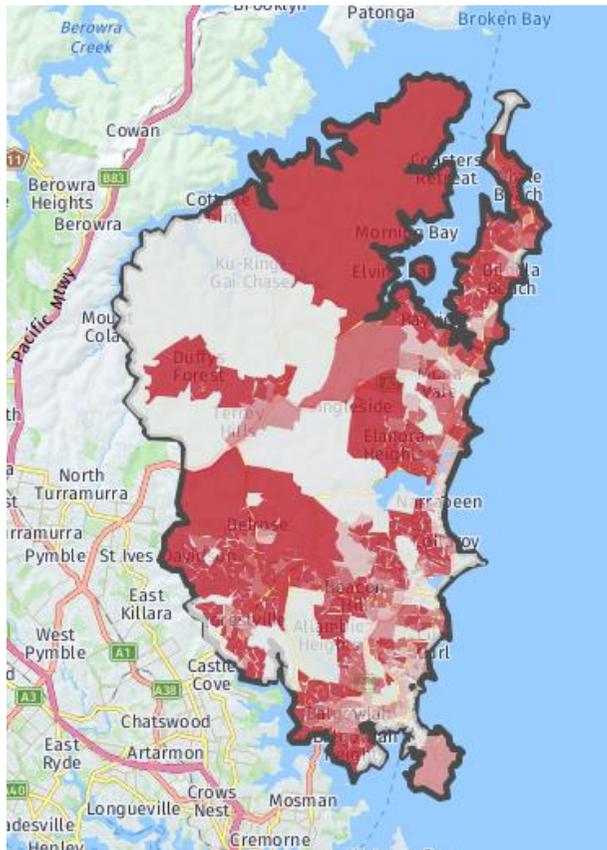
Future housing growth that will contribute to the 5 year target includes: remaining capacity in existing zoned areas such as the Medium Density zones, Town Centres (such as Dee Why) and Warriewood Valley.

The question of where to accommodate growth over the longer term will be addressed in Council's Housing Strategy. Longer term targets will account for anticipated growth in the Frenchs Forest Planned Precinct and Ingleside Growth Area.

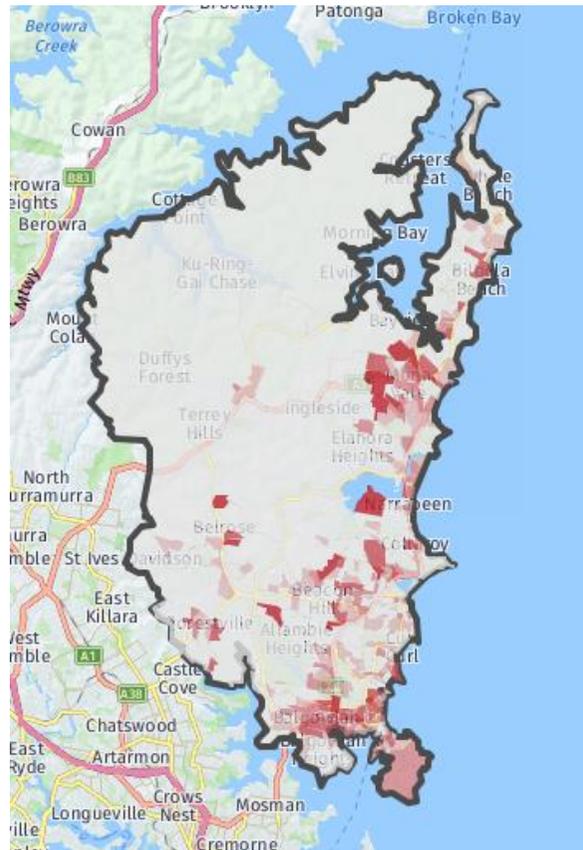
Future housing supply should aim to meet the needs of current and future residents of the Northern Beaches. Local trends influencing housing preferences include a predicted decrease in household size and an increase in lone person and couples without children households, this reflects projected demand for a growth of smaller households.

This pattern is consistent with forecasts for the North District more generally, requiring planning for smaller homes, group homes, adaptable homes and aged care facilities.

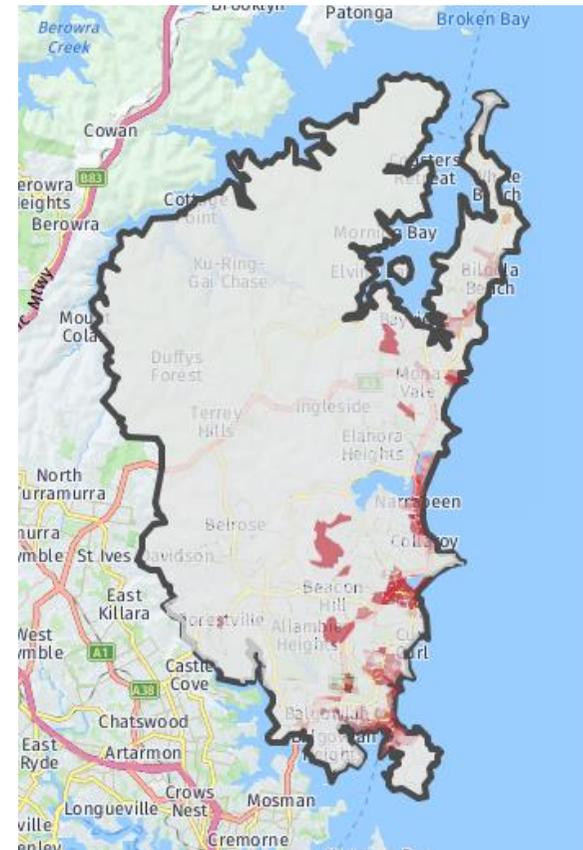
Notwithstanding these trends, family housing is currently the most popular housing type on the Northern Beaches and will remain popular in the future, but it will grow at a slower rate than smaller households. This reflects the current housing composition on the Northern Beaches, with more than half of the Northern Beaches dwelling supply consisting of detached dwelling houses. However, the types of dwellings on the Northern Beaches is changing, reflecting household, lifestyle and demographic changes.



Separate houses



Medium density housing



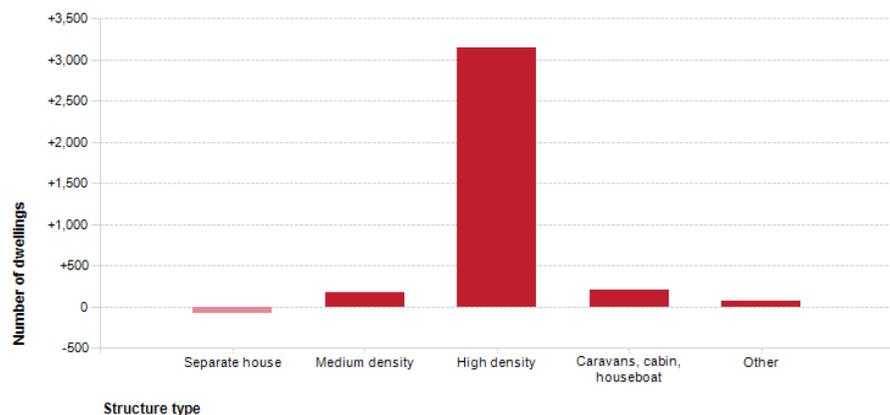
High density housing

Figure 23 - Northern Beaches Housing Types (% of total dwellings) (Source: .ID, based on 2016 Census)

Note: darker colours show higher percentages and lighter colour shows lower percentages

Change in dwelling structure, 2011 to 2016

Northern Beaches Council area



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data)
Compiled and presented in profile.id by .id, the population experts.



Household Projections

(Total Households per year and Total Households per Type)

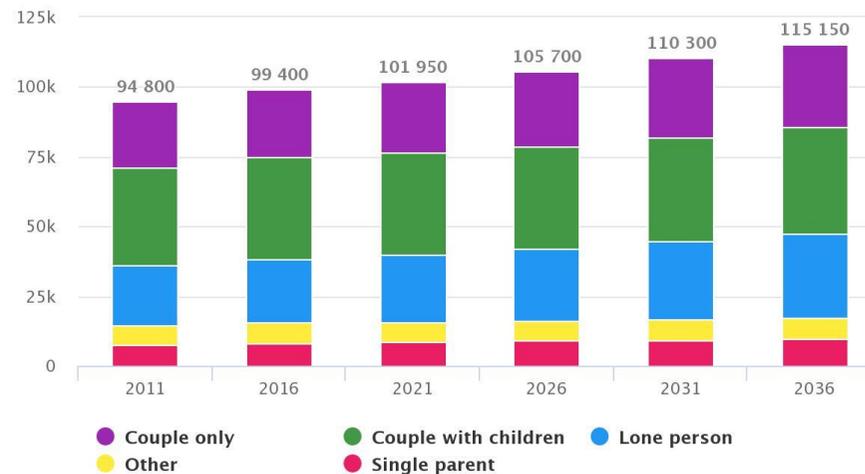


Figure 24 - Five Year Change in Dwelling Structure, Northern Beaches (Source: .id, based on 2016 census data)

Figure 25: Household Projections, DPE Housing Mapping and Scenario Tool (Source: DPE Housing Mapping and Scenario Tool, based on DPE 2011 Census projections)

Table 8 – Housing Studies and Projects

Existing	Committed	Required
<p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Frenchs Forest Planned Precinct Centre* • Brookvale Strategic Centre* • Ingleside Growth Area* • Dee Why Town Centre* • Planning Proposal – Medium Density Housing Code* <p>See Appendix 1 for full list</p>	<ul style="list-style-type: none"> • Northern Beaches Strategic Land Use Planning Study 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1B - Demographic Analysis • 1D - Housing Strategy

*Project is current and ongoing

Growth Areas

Warriewood Valley

Warriewood Valley has been developing since the mid-1990s. Previously market gardens and small scale agricultural uses, the area is bounded by Mona Vale Road (north), Warriewood Road (east) the Ingleside escarpment (west) and Jackson Road (south). Approximately 2,100 dwellings were planned for low and medium density development (single dwellings, dual occupancies, townhouses).

A sector planning process was originally adopted, requiring land owners to develop and agree on a masterplan for several sites prior to rezoning. This approach was abandoned after the release of the Warriewood Valley Strategic Report in 2013 (and endorsed by the then Director-General of the Department of Planning).

The release area originally allowed a maximum density of 25 dwellings/ha at specific locations. The Warriewood Valley Strategic Review (2012) removed significantly constrained areas (flood prone land) and increased the residential density to 32 dwellings/ha for the majority of sites not yet

developed. The Warriewood Valley Strategic Review Addendum (2014) reviewed undeveloped land, providing a forward path.

Residential development for Warriewood Valley is three quarters completed. All sectors are now rezoned, with flooding and bushfire hazards identified as constraints that must be managed through the development process.

Ingleside

In collaboration with the DPE and Landcom, a draft Land Use and Infrastructure Strategy for the Ingleside Growth Area was released in December 2016 for community consultation. The draft strategy included the provision of 3,400 low to medium density homes.

In November 2018, the NSW Planning Minister announced the proposed Ingleside Growth Area would be significantly reduced following an extensive review of the extent of bushfire risk.

Housing Affordability

Housing affordability has a profound impact on our community and the economy. Providing more diverse and innovative, affordable housing options is a priority for the Northern Beaches.

The Northern Beaches Affordable Housing Needs Analysis (2016) highlighted worsening conditions for very low, low and moderate income households to buy or rent properties across the Northern Beaches, with rising levels of housing stress for these communities and property values and rental costs accelerating at unprecedented rates.

Lack of affordable housing on the Northern Beaches has resulted in increased issues with retaining workers, especially key workers (e.g. police and health care workers) who are needed to service our growing and ageing population. This is reflected by patterns of ingoing and outgoing population movements for the Northern Beaches which show a trend in our younger population moving out of the area. Providing housing to accommodate young people and key workers in the area is essential for economic growth and the day-to-day operation of essential community services.

Council has taken steps towards addressing housing affordability. The Northern Beaches Affordable Housing Needs Analysis (2016) informed the Northern Beaches Council Affordable Housing Policy, which was adopted in May 2017. The plan commits to a 10% affordable rental housing target for all

strategic plans and planning proposals for urban renewal or greenfield development.

Council is working with the DPE to develop affordable housing contribution schemes for Frenchs Forest Planned Precinct and Ingleside Growth Area, which both target housing affordability for key workers.

The Northern Beaches was recently included in State Environmental Planning Policy (SEPP) No. 70 Affordable Housing, enabling Council to include requirements for affordable housing in its LEPs in areas subject to rezoning uplift. Council is working closely with the DPE to implement the requirements.

Council issued an Expression of Interest (EOI) in March 2018 for the provision of Affordable

Housing Services on the Northern Beaches by Community Housing Providers. Council considered the evaluation of the EOI together with a review of the Affordable Housing Policy and Action Plan at its meeting on 28 August 2018, and resolved to issue an open tender for the provision of Affordable Housing Services, with the preferred management model with the Community Housing Provider to be head-leasing of Council owner properties.

Council is also reviewing its Voluntary Planning Agreement Policy, which will explore the provision of affordable housing as a public benefit contribution in conjunction with planning proposals and development applications.

A key strategy of the CSP is advocating for improved housing affordability and providing a mix of high-quality diverse and inclusive housing options supported by sustainable infrastructure. Implementation of Council's Affordable Housing Policy is an action in the Delivery Program (2018-2021).

Council has commenced preparation of a Housing Strategy in accordance with the NSW Department of Planning and Environment Guidelines. This Strategy must consider NSW Government housing policy which overrides local provisions, such as the Medium Density Housing Code and Greenfield Housing Code and its application to Warriewood and Ingleside.

Table 9 – Affordable Housing Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Affordable Housing Policy & Action Plan (2017) • Affordable Housing Discussion Paper (2017) • Affordable Housing Needs Assessment (2016) <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Frenchs Forest - Affordable Housing Demand Study (2017) • Brookvale - Affordable Housing Demand Study (under development) <p>See Appendix 1 for full list</p>	<ul style="list-style-type: none"> • Implementation of Affordable Housing Policy* • VPA Policy* 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1B - Demographic Analysis • 1D - Housing Strategy <p>Stage 2 Technical Studies if required:</p> <ul style="list-style-type: none"> • 2D - Feasibility Studies (incl Affordable Rental Housing Target Schemes)

*Project is current and ongoing

Medium Density Housing Code

Council submitted a Planning Proposal in 2018 to DPE in response to issues arising from the future implementation of the NSW Governments' SEPP (Exempt and Complying Development) Amendment (Low Rise Medium Density Code). The intent of the Planning Proposal is to prohibit:

- Manor houses and multi-dwelling housing (including terraces) in zone R2 Low Density Residential zone under the Manly LEP 2013.
- Dual occupancy in zone R2 Low Density Residential zone under the Manly LEP 2013 and Pittwater LEP 2014.
- Multi-dwelling housing and dual occupancies in the R3 Zone in the Warriewood Valley under Pittwater LEP 2014.

On 31 July 2018 a Gateway determination was issued by the DPE for the proposal which noted that the Northern Beaches area would be deferred from commencement of the Code until 1 July 2019.

The determination also noted the proposal would be required to be amended prior to exhibition taking into consideration a number of matters such as:

- Excluding the prohibition of multi-dwelling housing;
- Exploring alternative approaches in relation to the prohibition of dual occupancy;
- Undertaking a quantitative analysis to assess the impacts of the proposal on housing diversity and supply including area of land subject to the SEPP, number

of lots eligible for dual occupancy and manor houses/ multi-dwelling housing including consideration of the Codes SEPP exclusions and Number of developments approved; and

- Assessment of the proposal's consistency with the objectives and actions of the Greater Sydney Regional Plan and North District Plan planning priorities and consistency with Council's relevant local strategies including whether the proposal is supported by a housing strategy.

Council is currently reviewing the matters for consideration with the aim to progress the planning proposal to exhibition as soon as possible.

Heritage

The Northern Beaches has a unique and diverse cultural heritage, intrinsically linked to its many layers of association from centuries of Indigenous connection to European occupation. Much of the tangible heritage is reflective of the area's development from isolated settlements north of Sydney Harbour and along the eastern seaboard in the early Nineteenth Century, to a thriving region comprising tourist destinations, residential areas and commercial centres, superimposed over a beautiful and unique natural environment.

Indigenous Heritage and Culture

Prior to European settlement, Aboriginal people lived along coastal and estuarine foreshores, where they fished and hunted and harvested food from the surrounding bush. Aboriginal clans moved from site to site to access bountiful tucker and bush medicine of the area. There are more than 440 identified Aboriginal heritage sites on the Northern Beaches, where some of the sites are under threat from development, vandalism and natural erosion. Recognising Aboriginal history and protecting and preserving Aboriginal heritage is vitally important to respecting the first people of Australia and their culture.

Council's CSP outlines a Strategy to 'recognise and honour Aboriginal culture and heritage' and our Delivery Program demonstrates Council's ongoing service of ensuring heritage values of the area are protected through part funding of the Aboriginal Heritage Office (AHO). The AHO plays an important role in development assessment, education and awareness of the area's significant Aboriginal cultural heritage.

With the development of the new LEP and DCP, Council has the opportunity to update planning controls in response to AHO feedback and incorporate the NSW Government's Architect's Ochre Grid once finalised to protect areas of Aboriginal cultural significance.

Council's committed projects, including the Frenchs Forest Planned Precinct and Northern Beaches Arts and Creativity Strategy, also provide the opportunity to support connections with Indigenous people and living cultures, expressed for example through public domain design and public art. Council will also look at ways to engage with the Aboriginal Community in the development of the LEP and DCP and address the District Plan Action 14:

Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Lands Councils to better understand and support their economic aspirations as they relate to land use planning.

This will be particularly important in the long term management of a large proportion of land owned and managed by the Metropolitan Local Aboriginal Land Council (MLALC) on the Northern Beaches. This area is set to increase as part of the Land Negotiation Program being managed by the Department of Industry, who are working with the Northern Beaches Council, NSW Aboriginal Land Council and MLALC to determine who is best placed to own and manage Crown land for optimal local and state benefits.

The Land Negotiation Program is managed through an independently facilitated process and will speed up the process of Aboriginal Land Claims, provide more sustainable, social, cultural and economic outcomes for Aboriginal communities from the return of land and provide greater certainty to all parties over Crown land. Northern Beaches is

one of the pilot Councils chosen to work on this project and Council’s commitment is demonstrated in Council’s Delivery Program.

European Heritage

Local strategic planning must protect and manage items of heritage significance listed within Council’s various Local Environmental Plans in *Schedule 5 – Heritage Conservation*.

Currently there are a total of 572 local heritage items, 22 conservation areas and 29 archaeological sites listed in the three standard instrument LEP’s (Manly LEP 2013, Warringah LEP 2011 and Pittwater LEP 2014). As a result, Northern Beaches Council currently manages a total of 623 listed heritage items.

Table 10 – Number of Listed Heritage Items

Former LGA	Heritage Items	Conservation Areas	Archaeological Sites
Manly	284	2	2
Warringah	149	14	2
Pittwater	139	6	25
TOTAL	572	22	29

The Northern Beaches also has 15 State Heritage items listed under the provisions of the *Heritage Act 1977*. These items on the State Heritage Register include seven within the Manly LEP, three within the Warringah LEP and five within the Pittwater LEP. There is also one proposed State heritage listing for the Dee Why Civic Precinct, which is currently with the Minister for gazettal.

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 also includes a list of heritage items (*Schedule 4 – Heritage Items*), ten of which are located within the Northern Beaches. Pittwater heritage items were reviewed and updated in 2015; however there is an outstanding list of late nominations which need to be assessed. Also identified was the need for a Study of Modern Architecture, to capture important examples of modern architecture which are largely not captured by current LEP lists.

Previous heritage reviews for Warringah and Manly were either limited in scope or recommendations not adopted. As a result, there are many buildings and areas with potential heritage significance in both Warringah and Manly, which have either not been identified and/or listed. It has also been

identified that a number of the Manly heritage items consist of multiple properties. In some instances, whole streets are listed as one heritage item. It may be more appropriate to list some as groups or conservation areas, ensuring that the most significant properties are individually heritage listed.

Therefore, all heritage lists within the current LEP’s are not a complete list of European items of local heritage significance. Local strategic planning and consolidation of the existing LEP’s provides an opportunity to include additional known and assessed heritage items and heritage conservation areas, as well as an opportunity to correct information on existing listed items (e.g. to correct legal descriptions, mapping and other identifying errors).

Council’s Thematic History project will identify relevant themes associated with development on the Northern Beaches. There is opportunity for local strategic planning to draw on the local historic themes to identify what makes our places unique and to showcase the history of our area. This will form a key element in development of the LSPP, the new LEP and local character statements.

Table 11 – Heritage Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Draft Moveable Heritage Management Policy* • Draft Heritage Strategy (not yet adopted) • Thematic History Project* <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Frenchs Forest – Aboriginal and Non-Aboriginal Heritage Study <p>See Appendix 1 for full list</p>	<ul style="list-style-type: none"> • Public Art Policy and guidelines 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1G - Character Study <p>Stage 3 Planning Controls:</p> <ul style="list-style-type: none"> • 3A - Heritage Planning Controls <p>Long term priority – Heritage Review</p>

*Project is current and ongoing

Place

Geographically, the Northern Beaches occupies a significant part of the North District, encompassing 254km² of land spanning from its southern border at Port Jackson, which includes Sydney Harbour, northern border including Broken Bay and Pittwater and western border including Middle Harbour and Cowan Creek. The size of the LGA presents a challenge for local strategic planning due to the broad network of communities and their diversity at the fine grain neighbourhood scale.

The Northern Beaches is a large LGA made up of many unique places:

- 5 wards
- 56 suburbs
- 4 strategic centres (including one health and education precinct)
- 9 local centres
- 52 neighbourhood or smaller neighbourhood centres

Place and character are primarily managed through centre-based planning (structure plans, masterplans, place plans, development control plans) and our LEPs which set out land use zones and objectives (these vary substantially between the four LEPs). The LEPs also contain a range of local provisions that apply to special areas such as Dee Why Town Centre, St Patricks Estate (Manly) and Warriewood Valley Release Area. At a fine-grain level, place and character are managed through our DCP controls which include locality specific controls, special character areas and built form controls.

The Warringah LEP 2000 and Pittwater DCP 2014, and to a lesser extent the Manly DCP 2013, include character/locality statements for small defined areas. There are no character or locality statements in the Warringah LEP 2011 or DCP 2011. The format of the character statements is inconsistent between the LEP/DCPs.

Northern Beaches Council has prepared a hierarchy of centres, aligned with the North District Plan, to ensure a consistent approach across all Council projects.

Planning for place will need to define and assess character. There is currently no consistent method of identifying and assessing character or determining future desired character. Each former Council had a different means of defining these areas within planning controls. Therefore a consistent approach is required.

The DPE is releasing Local Character and Place Guidelines which will assist with identifying place boundaries and existing and future desired character in a consistent manner across the LGA.

Table 12 – Place Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Northern Beaches Place Making Framework* • Events Strategy* • Crown Land Transfer Program / Land Negotiation Program (piloted in the Northern Beaches from 2016) * • Pittwater Waterway Review (discussion paper exhibited in 2017, draft to be prepared)* <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Frenchs Forest Strategic Centre* • Brookvale Strategic Centre* • Ingleside Growth Area* • Avalon Place Plan* <p>See Appendix 1 for full list</p>	<ul style="list-style-type: none"> • Place-making Strategy • Place Activation Plans for key centres • Town and village centre profiles • Arts & Creativity Strategy • Public Art Policy & Guidelines • Pittwater Waterway review • Accessibility maps for town and village centres <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Place Plans for Mona Vale and Manly Strategic Centres 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1G - Character Study <p>Stage 3 Planning Controls:</p> <ul style="list-style-type: none"> • 3A - Heritage Planning Controls • 3B – Public Places Planning Controls • 3C – Built Form Planning Controls • 3D – Sustainability Planning Controls • 3E – Environment Planning Controls • 3F - Transport Planning Controls

*Project is current and ongoing

2.4 Productivity

Productivity Priorities for the North District
Planning Priority N7 - Growing a stronger and more competitive Harbour CBD
Planning Priority N8 - Eastern Economic Corridor is better connected and more competitive
Planning Priority N9 - Growing and investing in health and education precincts
Planning Priority N10 - Growing investment, business opportunities and jobs in strategic centres
Planning Priority N11 - Retaining and managing industrial and urban services land
Planning Priority N12 - Delivering integrated land use and transport planning and a 30-minute city
Planning Priority N13 - Supporting growth in targeted industry sectors
Planning Priority N14 - Leveraging inter-regional transport connections

Employment

The Northern Beaches provides approximately 108,150 jobs (NIEIR, 2017). The North District Plan identifies that jobs will be predominantly located in strategic centres where economic outcomes are a priority. There is opportunity for an additional 7,400 - 12,900 jobs to be delivered across the Northern Beaches strategic centres by 2036 (North District Plan, 2018).

The Northern Beaches has a high job containment (i.e. the proportion of jobs taken up by local people expressed as a percentage). At 52% in 2016, the job containment level is

largely reflective of the LGA's isolation and the lifestyle attraction it offers, however, this rate has decreased over the past five years (55% in 2011). If the trend continues, it will have a significant impact on the 30 minute city concept (.ID, 2016 Census). This trend reflects a growing gap between the types of jobs provided on the Northern Beaches and the skills of our local labour force.

The Northern Beaches resident workforce primarily has highly professional occupations and is well educated. The number of residents who are employed in the 'professional, scientific and technical services' industry is well above the Greater Sydney average (Figure 28).

NORTHERN BEACHES FACTS:

- Job containment on the Northern Beaches is declining. Containment has dropped from 55% to 52% over the past 5 years (2011 to 2016, .ID). This reflects the growing gap between the types of jobs offered and the skills of our local residents. If this trend continues, it will have significant implications for achieving the 30 minute city concept.

However, a high proportion of our local jobs are in the ‘health care and social assistance’ industry. These job types do not reflect the skills of our resident workforce, resulting in movements in and out of the LGA for work. This trend factors into the pattern of young adults leaving the area (Figure 26).

Industries where highest growth has occurred on the Northern Beaches include ‘Health Care and Social Assistance’, ‘Education and Training’ and ‘Construction’ (Figure 29). This reflects the services that are required to cater for our ageing population and high proportion of school age children.

Planning for employment on the Northern Beaches needs to respond to the growing demand for more knowledge based jobs to support the resident workforce needs and access to labour to support the 30 minute city concept. Improving job containment will reduce commuting out of the LGA and reduce traffic congestion for the wider region.

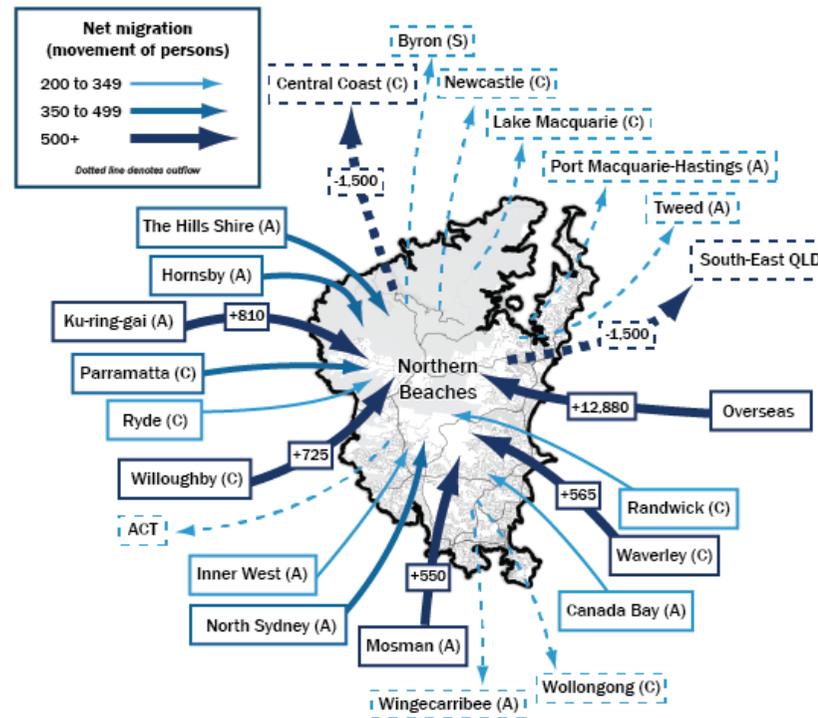
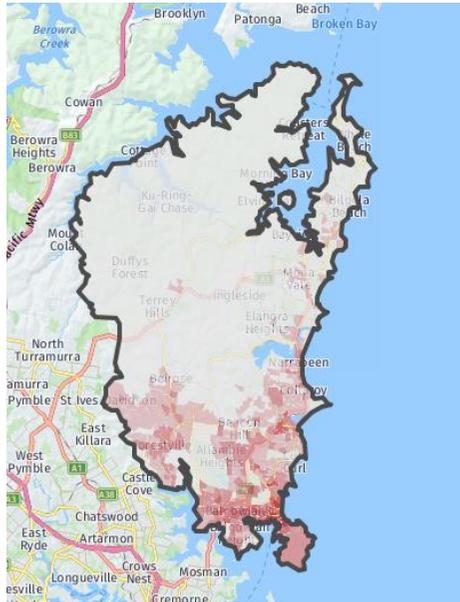
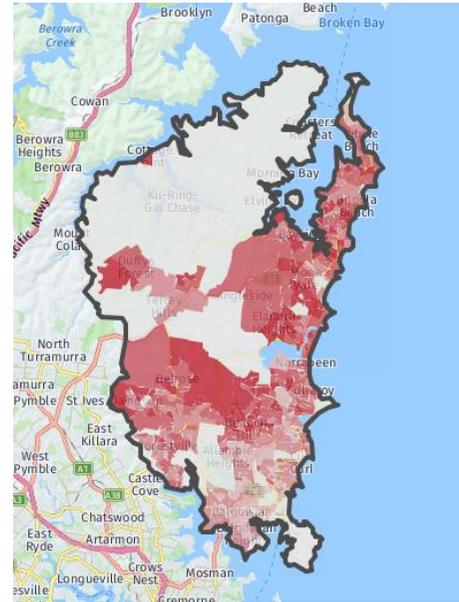


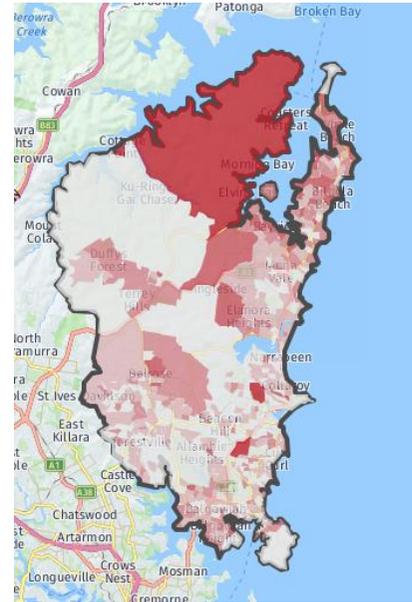
Figure 26 - Historical Migration Flows for the Northern Beaches, 2011 to 2016 (Source: .ID, 2017)



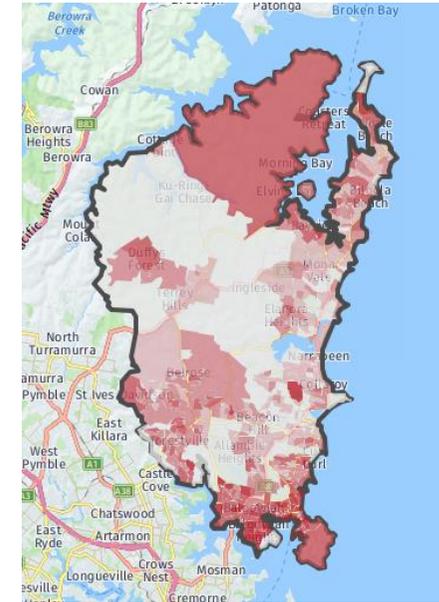
Travel to work by public transport



Travel to work by car



Where are our home-based business



Where our managers or professionals live

Figure 27 - Northern Beaches Work and Travel Patterns (Source: .ID, based on 2016 Census)

Note: darker colours show higher percentages and lighter colour shows lower percentages

The travel to work maps (Figure 27) illustrate areas that are well served by public transport and areas where improvement is required to achieve the 30 minute city. The map showing where our managers and professionals live may also explain patterns in home-based businesses, which are generally concentrated in the northern section of the LGA where access to Sydney CBD is limited.

The Northern Beaches beach and bush lifestyle is a strong drawcard for businesses. Identifying and fostering industries that make the Northern Beaches unique (e.g. start-up businesses) as well as adapting to changing models of business, innovation and technology (e.g. e-commerce, vertical warehousing, co-working hubs) are key issues to be addressed at a local level. External factors such as growth in nearby centres, for example North Sydney and Macquarie Park, must also be considered as we plan for the future.

Interrelated challenges for planning for jobs and economic growth on the Northern Beaches include transport connectivity, competing land uses that put pressure on our employment lands, housing affordability, changing demographics, declining working age population (in particular key local workers) and access to education or training opportunities.

Employment and economic studies previously undertaken across the Northern Beaches are outdated due to new ABS data, population growth (and associated changes in job projections), changes in centre hierarchy, infrastructure upgrades that provide opportunities to attract new businesses (e.g. B-Line and Northern Beaches Hospital) and rezoning (e.g. the rezoning of Balgowlah Industrial Estate in 2016). The remaining capacity of existing zones to accommodate forecast job growth (under current planning controls) is unknown (in addition to any constraints that may restrict the take up of any spare capacity).

Council's Employment Study will provide a narrative for employment lands across the LGA. It will establish an evidence base for growth. It will identify patterns and clusters of industries and identify the different roles of centres and how they function together. It will develop job targets for areas outside of the strategic centres, inform precinct specific plans and establish a long-term strategic planning vision for all employment areas (i.e. what does success look like?), including those employment areas located outside of centres (e.g. business parks, stand-alone shopping centres, corridor retail). The Employment Study will identify gaps and opportunities for future jobs and economic growth to better meet the needs of our changing population.

The Employment Study will be prepared parallel to Council's Housing Strategy which will ensure a coordinated approach to planning for jobs.

Industry sector of employment, 2016

Total employed persons



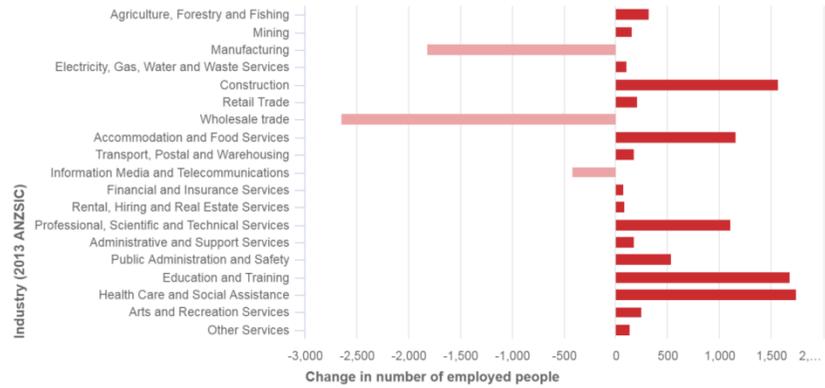
Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.



Figure 28 - Industry Sector of Employment, Northern Beaches (Source: .ID, based on 2016 census data)

Change in industry sector of employment, 2011 to 2016

Northern Beaches Council area - Total employed persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.



Figure 29 - Five Year Change in Industry Sector of Employment, Northern Beaches (Source: .ID, based on 2016 census data)

Table 13 – Employment Studies and Projects

Existing	Committed	Required
<p>There is no overarching Northern Beaches employment study. The latest employment studies include:</p> <ul style="list-style-type: none"> Manly Housing and Employment Targets Report 2011 Warringah Employment Study 2013 Pittwater Local Planning Strategy 2011 <p>See Appendix 1 for full list</p>	<p>Economic Development Plan Smart Communities Framework*</p>	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> 1C - Employment Study 1D - Housing Strategy 1G - Character Study

*Project commenced

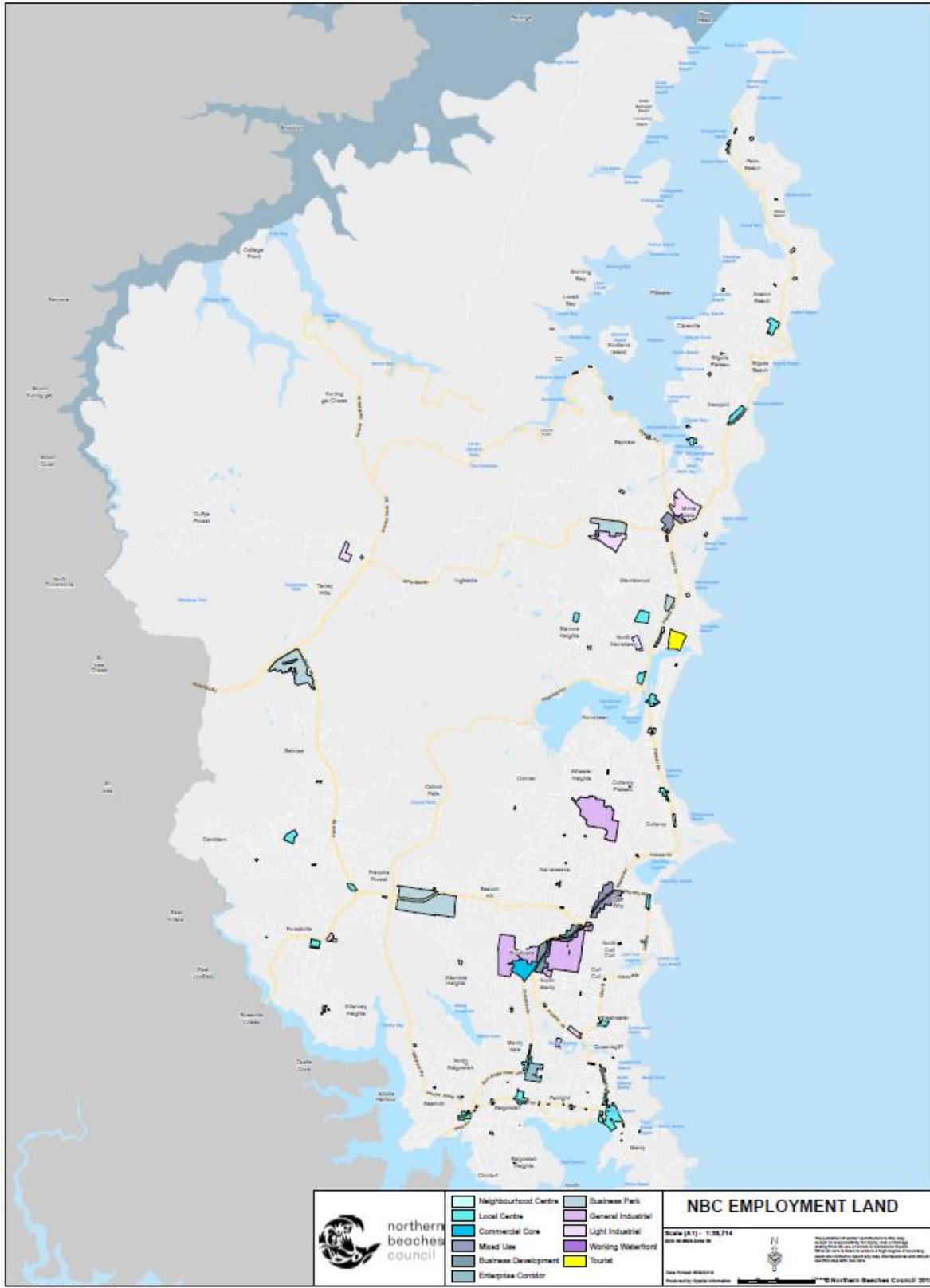


Figure 30 - Northern Beaches Employment Lands

Centres

Northern Beaches' existing strategic centres include Manly, Brookvale-Dee Why and Mona Vale. Planning for a new strategic centre at Frenchs Forest is underway to accommodate future growth.

Frenchs Forest

The North District Plan identifies Frenchs Forest as a Planned Precinct with a target of an additional 2,700-3,700 jobs by 2036, resulting in a total job number of 9,300-13,000.

The Northern Beaches Hospital Precinct Structure Plan (the Structure Plan) is a 20 year plan for growth in Frenchs Forest, adopted by Council in August 2017. The Structure Plan will deliver a new town centre connected to the hospital, approximately 5,360 dwellings, 2,300 jobs and associated open space and infrastructure (subject to delivery of major infrastructure).

Since the Structure Plan was adopted, Council has been working with the DPE to implement Phase One of the Structure Plan which will include a new town centre with retail and commercial floorspace, new dwellings and close to one hectare of open space.

The Northern Beaches Hospital opened on 30 October 2018. Infrastructure works surrounding the hospital are ongoing. Technical studies to support a planning proposal for the Frenchs Forest Planned Precinct are currently under preparation.



Figure 31 - Frenchs Forest Strategic Centre (Source: North District Plan 2018 - including public open space from DPE 2016 & aerial photo from Nearmap 2018)

Table 14 – Frenchs Forest Studies and Projects

Existing	Committed	Required
<p>Frenchs Forest Structure Plan 2017* Aquatic Centre Masterplan * See Appendix 1 for full list</p>	<p>DPE is preparing the Frenchs Forest Precinct Plan* and rezoning package in collaboration with Council including:</p> <ul style="list-style-type: none"> • Local character statement • Further studies into traffic, urban design and massing, feasibility testing, and affordable housing 	<ul style="list-style-type: none"> • Place Strategy (required under Action 30)

*Project is current and ongoing

Brookvale-Dee Why

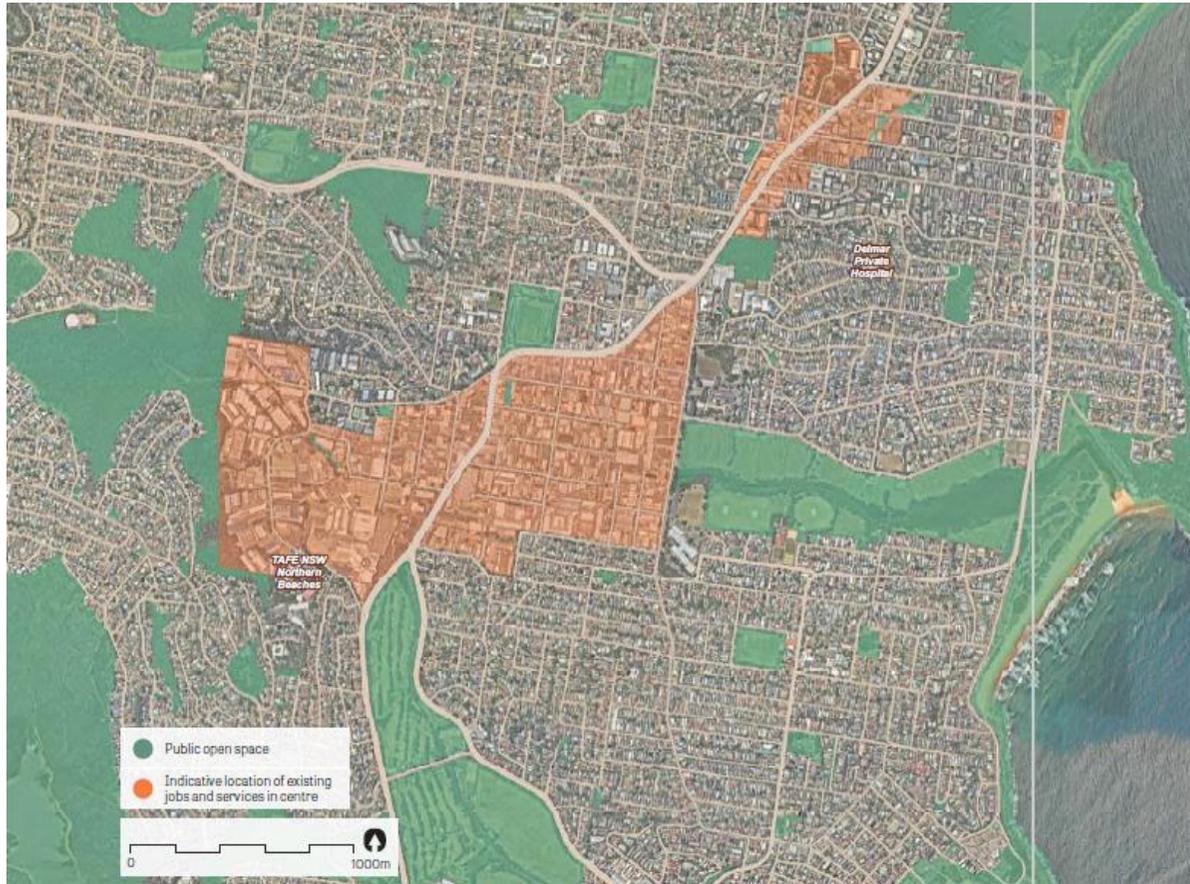


Figure 32 - Brookvale-Dee Why Strategic Centre (Source: North District Plan 2018 - including public open space from DPE 2016 & aerial photo from Nearmap 2018)

The North District Plan identifies Brookvale and Dee Why as a combined strategic centre with a target of an additional 3,000-6,000 jobs by 2036 (resulting in a total job number of 20,000-26,000). Within the combined strategic centre, Dee Why is a mixed use area focused on the provision of housing, civic functions and supporting retail, service and commercial functions. Brookvale primarily provides employment functions within the industrial, commercial, retail, service and education sectors. Brookvale includes Warringah Mall, one of the largest retail areas in Greater Sydney.

There is no overarching strategic plan that covers both Brookvale and Dee Why. To date, growth in the combined centre has been guided by a Traffic Management and Accessibility Study (TMAS), prepared in 2012 which identified that an additional 3,500 jobs could be accommodated in the combined centres of Brookvale - Dee Why before large-scale road network upgrades are required. It was estimated that 500 of those jobs would be provided in Dee Why with the remaining 3,000 jobs provided in Brookvale. Council is collaborating with RMS and TfNSW with preparation of a revised TMAP for Brookvale-

Dee Why which will address recent infrastructure upgrades (e.g. B-Line) and inform an integrated land use and infrastructure approach to planning for the combined strategic centre.

Dee Why

Development in Dee Why centre is facilitated under existing planning controls that have been in place since the commencement of Warringah Local Environmental Plan 2000, and changes to the planning controls for two key sites which occurred in 2008 to allow additional height in exchange for public open space at the ground level, being, a new road through Site A (i.e. the Council owned car park) and a new town square and pedestrian connection on Site B (i.e. now known as the Meriton Site).

The Dee Why Town Centre Masterplan guides urban design outcomes for the centre and was adopted by Council in 2013. It is being implemented through a program of street and public open space upgrades that commenced in 2016 with the first phase to be completed in 2019. These works include the recently completed Walter Gors Park and Redman Road Plaza and proposed traffic and streetscape improvements. Future phases are subject to the provision of developer

contributions, with a Part 7.11 Contributions Plan to be exhibited in the near future.

The Masterplan also identified changes to the planning controls (WLEP 2011 and WDCP 2011) that were publicly exhibited in early 2018. This included updated controls for a wider area of the Town Centre (in addition to Sites A and B), including a 3m increase in building height in exchange for a reduction in the podium level, and special provisions for 'key sites' in exchange for the provision of community infrastructure. The controls did not propose any significant increase in density in recognition of existing transport network constraints identified in a number of detailed traffic studies.

In a meeting on 25 September 2018, Council resolved to forward the proposed amendments to the WLEP 2011 to the Minister of Planning and Environment. For the WDCP 2011 amendments, it was resolved to re-exhibit updated controls for sustainability, retail activation, public domain, housing mix and Key Sites. These updates had been made in response to community feedback, actions contained in the North District Plan, and recommendations from an independent planning consultant. The exhibition closes in November 2018.

Brookvale

The draft Brookvale Structure Plan was exhibited in November 2017. The draft Structure Plan is a 20 year strategic plan that aims to deliver 670 dwellings (or 1,200 residents) and 1,700 jobs (or 50,000m² floorspace). The overall growth planned for Brookvale was based on the capacity of the regional road network (outlined in the TMAS 2012). The draft Structure Plan includes recommendations for changes to the current planning controls including rezoning the town centre and increasing building heights to 4-6 storeys, rezoning industrial lands and introducing a number of additional permitted uses such as food and drink premises (to industrial area east) and business premises and office premises (to industrial area west). The draft Structure Plan also recommends introducing affordable housing requirements in the town centre.

There is great pressure on Brookvale industrial lands to accommodate development to support the growth of Brookvale as a strategic centre. However, in recognition of the significant contribution these areas make to the local economy, employment and service provision, the North District Plan also indicates that the Northern Beaches industrial lands are to be retained and managed,

safeguarded from competing pressures. Council is required to undertake a strategic review of industrial land as part of the new LEP. Council has been consulting with the Greater Sydney Commission to develop a framework for the Employment Study that takes into consideration the future development of Brookvale.

Mona Vale

The North District Plan identifies Mona Vale as a strategic centre with a target of an additional 700-1,700 jobs by 2036 (resulting in a total job number of 4,300-6,000).

The draft Mona Vale Place Plan was exhibited in September 2016. The plan included potential revitalisation scenarios which would result in changes to planning controls including increasing building heights to 6 storeys and rezoning industrial lands. In October 2016, the Council Administrator withdrew the Plan from public exhibition. Council's Delivery Program outlines Council's commitment to prepare a Place Plan for Mona Vale by mid-2020.

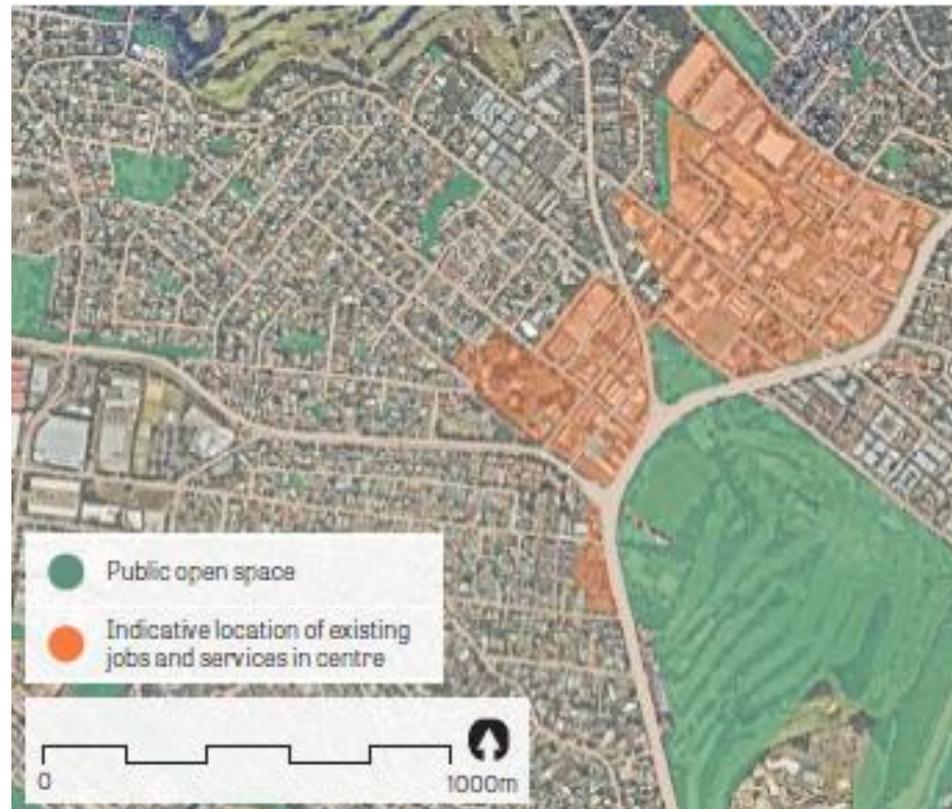


Figure 33 - Mona Vale Strategic Centre (Source: North District Plan 2018 - including public open space from DPE 2016 & aerial photo from Nearmap 2018)

Manly

The North District Plan identifies Manly as a strategic centre with a target of an additional 1,000-1,500 jobs by 2036 (resulting in a total job number of 5,000-6,500).

The Manly 2015 Master Plan was introduced in 2011 providing a vision to further develop Manly as a cultural, tourist, retail and entertainment precinct. While certain major projects associated with Manly 2015 were terminated in 2016 involving a new carpark below Manly Oval and redevelopment of the Whistler Street Car Park, Council has resolved to pursue the overall vision of this Masterplan including a number of urban design upgrades to streets, lanes and plazas including pedestrianising a number of streets. Some of these projects have been completed and some are identified as future projects in Council's Delivery Program.



Figure 34 - Manly Strategic Centre (Source: North District Plan 2018 - including public open space from DPE 2016 & aerial photo from Nearmap 2018)

Local Centres

The Northern Beaches includes nine local centres identified in the North District Plan:

- Avalon
- Newport
- Warriewood
- Narrabeen
- Glenrose
- Forestville
- Manly Vale
- Balgowlah
- Freshwater

Council has commenced preparation of a Place Plan for Avalon.

Table 15 – Centre Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Frenchs Forest Structure Plan and Precinct Plan* • Brookvale Structure Plan* • Ingleside Growth Area* • Avalon Place Plan* • Aquatic Reserve Masterplan* • Dee Why Town Centre Planning Controls* • Draft Mona Vale Place Plan 2016 (withdrawn) • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Place Plans for Mona Vale and Manly Strategic Centres 	<p>Overarching LGA-wide studies are required to inform precinct planning, including Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1C - Employment Study • 1D - Housing Strategy • 1E - Social Infrastructure Study

*Project is current and ongoing

Industrial and Urban Services Land

Industrial and urban services land includes industrial zoned land and some business zoned land which permits a number of industrial uses. This land can include a range of activities from major freight and logistics and heavy manufacturing to light industry, urban services and other services and creative uses.

Urban services include industries that enable the city to develop and its businesses and residents to operate, supporting the activities of local populations and businesses. They include concrete batching, waste recycling and transfer, printing, motor vehicle repairs, construction depots, and utilities (electricity, water, gas supply).

The Employment Lands Development Program (ELDP, 2017) indicates there is 195.7ha of employment lands in the Northern Beaches which is distributed across 15 precincts.

NORTHERN BEACHES INDUSTRIAL PRECINCTS:

- Brookvale
- Campbell Parade, Manly Vale
- Cromer
- Forestville
- Freshwater
- Manly Vale
- McCarrs Creek Road, Church Point
- Mona Vale
- North Narrabeen
- Pittwater Road, Bayview
- Pittwater Road, Church Point
- Princes Lane, Newport
- Queens Parade, Newport
- Tepko Road, Terrey Hills
- Warriewood Valley

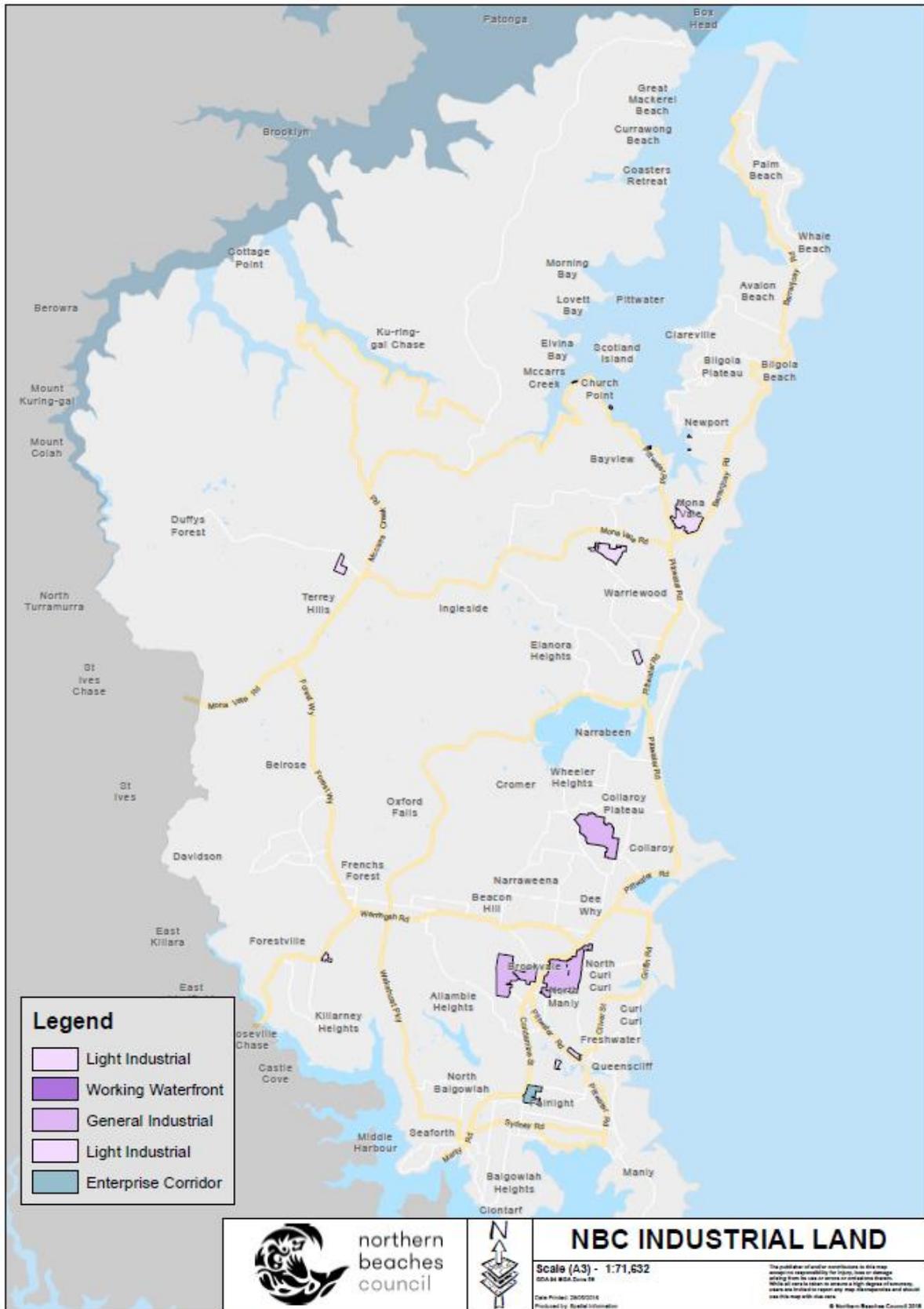


Figure 35 - Northern Beaches Industrial Land Map

The industrial precincts in the Northern Beaches are fully developed with no undeveloped industrial land in the pipeline. There are low vacancy rates across the precincts indicative of strong industrial demand within the region. This reflects the industrial boom across Greater Sydney.

The North District Plan states that the North District has the lowest amount of industrial land in Metropolitan Sydney and demand is growing (Figure 36). Potential loss of urban services and industrial land uses from the Northern Beaches industrial precincts is a key challenge for local strategic planning. Employment growth in existing industrial areas relies on redevelopment of existing underutilised sites and implementation of measures that increase density or expand uses in existing industrial zoned land.

The rezoning of Balgowlah Industrial Estate in 2016 From IN2 Light Industrial to B6 Enterprise corridor (including continuing a range of IN2 Light Industrial uses) has resulted in increased demand on other precincts such as the Brookvale Industrial Precinct and the Mona Vale Industrial Precinct to

accommodate businesses that relocated from Balgowlah Industrial Estate.

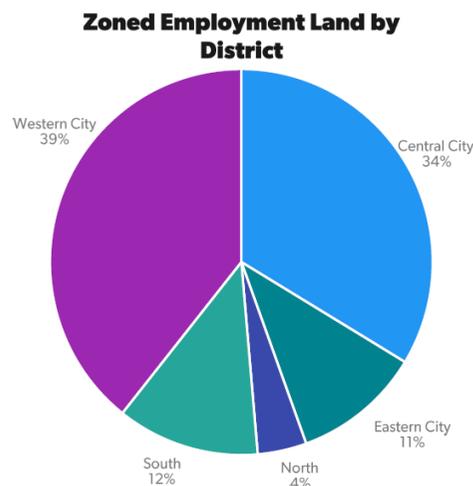


Figure 36 - Employment Lands Stock - Greater Sydney
Source: DPE Productivity TWG, 2018)

The largest industrial precinct on the Northern Beaches is located in Brookvale which is under increased pressure to diversify land uses and provide for job growth, fulfilling its role as a strategic centre. Outside of the larger

industrial precincts are smaller niche precincts which support specialised sectors such as the marine-related industry. Further investigation into opportunities for growth of marine industrial clusters was recommended in the Pittwater Economic Development Plan 2012-2016.

As the population of the Northern Beaches grows, demand on urban services also grows. The management of these lands should accommodate evolving business practices and changes in needs for urban services. Technology is converging with business, retail and logistics. Online retailing will increase demand for industrial floorspace. Last mile delivery and vertical warehousing will grow in popularity in areas that have large high-income catchment markets.

Previous industrial lands studies from the former Council areas are outdated. A strategic review of the Northern Beaches industrial lands, including an assessment of urban services, is required and will form a component of Council's Employment Study.

Table 16 – Industrial Land Studies and Projects

Existing	Committed	Required
<p>There is no Northern Beaches industrial lands study. The latest industrial lands studies include:</p> <ul style="list-style-type: none"> • Economic Impact Assessment – Balgowlah Industrial Estate 2015 • Warringah Employment Study 2013 • Pittwater Local Planning Strategy 2011 • SHOROC Regional Employment Study (2008 & 2011 update) <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Brookvale Strategic Centre* • Draft Mona Vale Place Plan 2016 (withdrawn) <p>See Appendix 1 for full list</p>	x	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1C - Employment Study (incorporating a strategic review of industrial and employment lands)

*Project current and ongoing

Retail

The Retail Demand and Supply Report prepared for the DPE by Deep End Services, dated May 2016, identifies the following additional retail floorspace demand projections for the Northern Beaches for 2015-2031:

- Manly: 41,000 - 52,000m²
- Pittwater: 41,000 - 50,000m²
- Warringah: 81,000 -109,000m²

The Retail Demand and Supply Report also sets benchmarks for the provision of supermarkets and discount department stores

(DDS). The provision of supermarkets in Manly and Pittwater is lower than the average, whilst Warringah is above average. The provision of DDS in Pittwater and Warringah is above average, whilst there are no DDS in Manly. However, a more detailed assessment is required to determine if there is demand for additional facilities taking into consideration specific circumstances including existing and future population growth and capabilities of nearby stores. An audit of retail floorspace across the Northern Beaches would provide more

accurate data on existing supply, taking into account retail activity in locations other than within business zones.

In terms of future retail capacity, Warringah Mall is one of the largest retail centres in Greater Sydney and is located on the B-Line route. Chapter G4 of the Warringah DCP 2011 (adopted in 2009) seeks to guide development within Warringah Mall until 2021. The existing shopping centre has approximately 136,221m² Gross Leasable Floor Area. The DCP provides opportunity for an additional 26,657m² GLFA. The Stage 1 expansion, approved in

2008, is complete. The Stage 2 DA was lodged on 12 September 2018 and proposes an additional 9,827m² GLFA resulting in a remaining potential of 16,809m² GLFA under the current DCP controls. The new LEP and DCP provides an opportunity to update these controls in response to the District Plan, and the important role/service it provides to the region.

Other planned areas for retail expansion include the Frenchs Forest Planned Precinct.

The remaining capacity of existing retail areas in the Northern Beaches to meet the projected demand under the current planning controls is unknown. Planning for adequate retail floorspace in appropriate locations is required along with supporting existing areas, particularly areas in decline.

Planning for retail in the future must respond to evolving business practices and changes in patterns of consumption and technology. Continued growth in online shopping is placing pressure on traditional bricks and mortar retail businesses. In response to online

shopping, traditional retail uses are evolving to accommodate a wider range of uses that cater for lifestyle and entertainment needs of the community. People don't have to go to the shops anymore; they need to want to go. Regulation barriers for traditional retail need to be addressed to enable businesses to adapt, reinvent and respond to these rapidly changing markets.

An overarching retail strategy for the Northern Beaches is required and will form part of Council's Employment Study.

Table 17 – Retail Studies and Projects

Existing	Committed	Required
<p>There is no Northern Beaches retail study. The latest retail studies include:</p> <ul style="list-style-type: none"> • Manly 2015 Master Plan Economic Assessment (2013) • Warringah Employment Study 2013 • Pittwater Local Planning Strategy 2011 • SHOROC Regional Employment Study (2008 & 2011 update) <p>Precinct specific projects:</p> <ul style="list-style-type: none"> • Frenchs Forest Strategic Centre* • Brookvale Strategic Centre* • Ingleside Growth Area* • Draft Mona Vale Place Plan 2016 (withdrawn) • See Appendix 1 for full list 	X	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1C - Employment Study (incorporating a review of retail lands)

*Project is current and ongoing

Rural Lands

Rural lands (and large lot residential lands) in the Northern Beaches are located at Duffys Forest/ Terry Hills, Warriewood Valley, Ingleside and Bayview Heights, Oxford Falls and Elanora Heights. This also includes all land to which WLEP 2000 applies known as 'Deferred Lands', identified as Metropolitan Rural Land in the Greater Sydney Region Plan. This area is subject to a draft Planning Proposal Oxford Falls Valley and Belrose North (OFVBN Planning Proposal) sent by Council to DPE on 15 April 2015 for a Gateway Determination to transfer planning controls for the deferred lands from WLEP 2000 to WLEP 2011. At its meeting 27 March 2018, Council resolved not to proceed with OFVBN Planning Proposal for the Deferred Lands as the requirements of the Gateway

Determination issued 1 November 2017 were inconsistent with the then draft Greater Sydney Region Plan and North District Plan.

The OFVBN Planning proposal submitted to the DPE recommended that the best fit land use zone for the majority of the study area is E3 Environmental Management. However, there are some smaller areas of land that were been recommended for alternative E4 (Environmental Living), RU4 (primary production small lots), SP2 (infrastructure), SP1 (special activities), R5 (large lot residential) and R2 (low density residential) zonings and a number of proposed additional permitted uses.

Appropriate development of the rural lands will be investigated as part of the Employment

Study and Housing Strategy, which require Council to respond to the following North District actions:

- **Productivity Action 56:** Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.
- **Sustainability Action 69:** Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.

Table 18 – Rural Lands Studies

Existing	Committed	Required
<ul style="list-style-type: none"> • Planning Proposal Oxford Falls Valley and Belrose North to transfer planning controls for the deferred lands from WLEP2000 to WLEP2011 	<ul style="list-style-type: none"> • Environment Strategy 	Stage 1 Technical Studies: <ul style="list-style-type: none"> • 1C - Employment Study • 1D - Housing Strategy • 1G – Character Study Stage 3 Planning Controls: <ul style="list-style-type: none"> • 3D - Sustainability • 3E - Environment

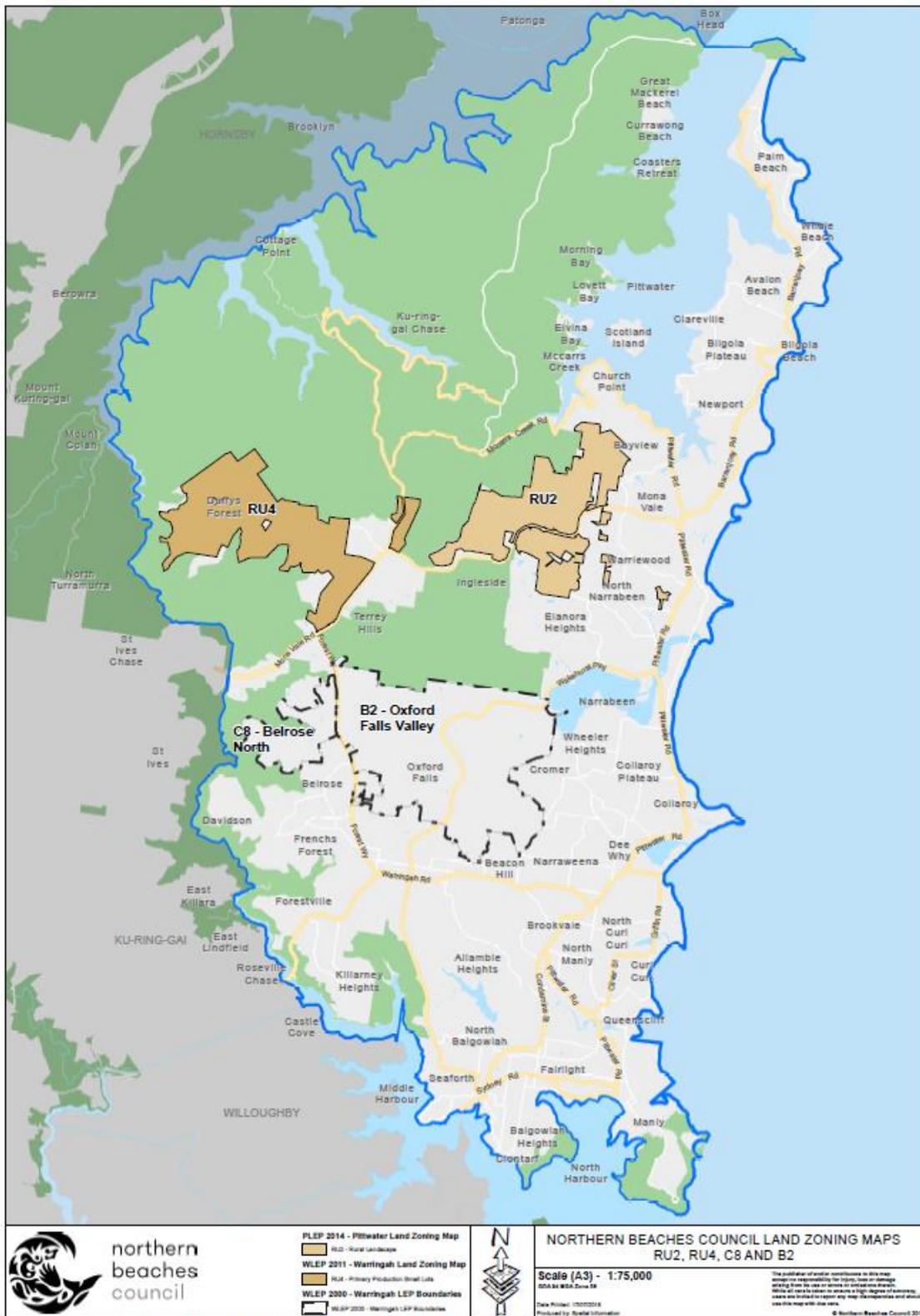


Figure 37 - Northern Beaches Rural Lands Map

Tourism

The Northern Beaches attracts 6 million visitors per year (of which 4.5million were overnight visitors), with Manly alone receiving 2.4 million.

In the 5 years up to 2016/17, international visitors to the Northern Beaches were more likely to be visiting on holiday, accounting for 41.5% of all visitors, while for domestic overnight visitors to the Northern Beaches area the most common reason for visiting was visiting friends and relatives, accounting for 53.2% of all visitors.

Manly is the main tourism accommodation hub with a number of smaller boutique style properties along the coastline. Further up the beaches, there is a caravan park at Narrabeen and a number of backpacker accommodations are spread throughout. Across the Northern Beaches nature-based activities are popular, along with visiting the Palm Beach Lighthouse and the Home and Away Channel 7 Television program setting. For 2016/17, there were 2,793,135 international visitors' nights in the Northern Beaches, accounting for 46.8% of the total visitor nights.

Tourism performs an important function in terms of jobs and the economy as well as

place activation, events and night time economy. 12.8% of local jobs are in the Tourism and Hospitality sector (8.8% direct and 4.0% indirect). In 2016/17, the total tourism and hospitality sales in Northern Beaches area was \$2,513.7m, the total value added was \$1,518.7m.

Northern Beaches Council is preparing a Destination Management Plan for the whole Northern Beaches which will be completed by September 2019 and will address any gaps in infrastructure and planning.

Table 19 – Tourism Studies and Projects

Existing	Committed	Required
<p>There is no overarching Northern Beaches tourism plan. The latest tourism plans include:</p> <ul style="list-style-type: none"> • Manly Destination Management Plan 2016 (not adopted by Council) • SHOROC Visitor Economy Opportunities Paper 2015 • Tourism in Pittwater, Emerging Issues Paper 2015 • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Destination Management Plan • Manly Place Plan • Visitor Survey 2019 	X

Night Time Economy

Night time economy (NTE) is economic activity which occurs at establishments between the hours of 6pm and 6am.

The Northern Beaches Council has approximately 1,418 core night time economy establishments across the LGA (Table 20). Whilst the LGA contains the highest number of core NTE establishments in the North District, it naturally ranks higher than other North District LGAs due to its geographic size, leading to a lower concentration per km² than most other areas. Notwithstanding this, the Northern Beaches NTE is a clear strength for the LGA. The NTE in NSW includes establishments that are drink based (8%), entertainment (29%) and food (62%). Food is the key driver of NTE in NSW. NTE is an important contributor to employment and turnover. Growth in the number of NTE establishments is directly linked to growth in employment and turnover.

A recent trend has been that traditional retail areas are evolving to incorporate more

entertainment and lifestyle offerings, such as NTE.

No specific studies on NTE for the Northern Beaches have been undertaken. The Northern Beaches comprises established NTE precincts, such as Manly, along with a number of smaller clusters and stand-alone NTE establishments that are generally concentrated along the coast. There are also seasonal NTE precincts in the north, emerging NTE precincts in areas of high growth and specialised NTE precincts that serve our off-shore communities.

Managing sustainable growth of the NTE and minimising potential land use conflict is a key challenge for the Northern Beaches.

Increasing public transport to serve NTE precincts is required. Facilitating better flexibility for NTE to maximise employment, turnover and tourism benefits along with delivering more active and vibrant strategic and local centres is a challenge for the Northern Beaches.

Table 20 – Comparison of Night Time Economy Establishments (Source: Ingenium Research, Measuring the Australian Night Time Economy, 2016-17)

LGA	No. Core NTE Establishments	Density Per Km ²
Hornsby	527	1.2
Hunters Hill	Not analysed	
Ku-ring-gai	547	6.4
Lane Cove	Not analysed	
Northern Beaches	1,418	5.6
Mosman	Not analysed	
Willoughby	587	26.2
Ryde	648	16.0
North Sydney	738	70.3

Table 21 – Night Time Economy Studies and Projects

Existing	Committed	Required
There are no existing night time economy plans.	<ul style="list-style-type: none"> Destination Management Plan Manly Place Plan 	Identify appropriate development of the night-time economy

Technology

Technological advances are transforming how we live, work and play, bringing challenges both locally and globally. Change is being generated by the convergence of digital, biological and physical technologies. The World Economic Forum calls this the Fourth Industrial Revolution. From 3D printing to robotics, artificial intelligence and autonomous vehicles, science fiction is becoming reality every day.

Emerging technologies form an important consideration for local strategic planning in this changing world. A key challenge is planning for adaptability in both land use and development for technologies yet to be invented and current technologies which will change over time.

The provision of reliable telecommunications, in particular demand for higher internet speeds, will continue to grow as the world

becomes increasing more digital. Provision of infrastructure to support this is also an important consideration for local strategic planning.

In July 2017, Council adopted a Digital Transformation Strategy: Naturally Connected, which implements a digital operating model that puts our customers, community and staff at the heart of everything we do. Digital transformation will enable Council to provide a premium service to its customers and community and be a leading workplace for staff. It will also assist the Northern Beaches community to keep pace with a changing digital landscape.

Smart Cities is a growing space in urban planning and technology. For Northern Beaches Council a Smart City, or in our case a Smart Community, is one that uses technology and data to accelerate achieving community

goals. For us these goals are set out in the Northern Beaches Community Strategic Plan.

Northern Beaches Council is preparing a Smart Communities Framework that will provide Council with a consistent, integrated and endorsed approach to the identification, selection and implementation of Smart Community related projects, in order to optimise future opportunities for pilots, projects, partnerships and grant funding.

Table 22 – Technology Plans and Studies

Existing	Committed	Required
Digital Transformation Strategy: Naturally Connected 2017	Smart Communities Framework	X

2.5 Sustainability

Sustainability Priorities – North District
N15 - Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways
N16 - Protecting and enhancing bushland and biodiversity
N17 - Protecting and enhancing scenic and cultural landscapes
N18 - Better managing rural areas
N19 - Increasing urban tree canopy cover and delivering Green Grid connections
N20 - Delivering high quality open space
N21 - Reducing carbon emissions and managing energy, water and waste efficiently
N22 - Adapting to the impacts of urban and natural hazards and climate change

Natural Environment

A large portion of the Northern Beaches is National Park, bushland or reserves; including coastal foreshores, beaches and waterways. This natural environment and the 'beach and bush lifestyle' draw residents and visitors (and increasingly, businesses) to the area. The Northern Beaches landscape comprises dramatic escarpments, vertical cliff faces, high ridgetops, lush bushland, and an extensive network of creeks, waterways and coastal environments. The CSP indicates that protection of the environment is important to our community.

Northern Beaches Council is committed to working with our partners to plan, promote, educate and facilitate better protection of our environment, life and property. We currently

work with many stakeholders to enhance and protect the natural environment. Some of the stakeholders are the Office of Environment and Heritage, NSW Department of Primary Industries (Fisheries), the Cooperative Research Centre (CRC) for Water Sensitive Cities and the DPE.

The natural environment presents challenges in terms of creating a 'connected community', particularly for off-shore communities and those living in more isolated parts of the Northern Beaches.

The natural environment also provides a distinct sense of place and is a defining feature of community identity and culture.

NORTHERN BEACHES AREAS OF HIGH ENVIRONMENTAL VALUE:

- National parks and nature reserves (114km²) of National Park including:
 - Ku-ring-gai Chase National Park
 - Garigal National Park
 - Sydney Harbour National Park
- Protected areas including:
 - Cabbage Tree Bay Aquatic Reserve
 - Dee Why Lagoon Wildlife Refuge
 - Duffys Forest Threatened Ecological Community
 - Careel Bay and Winnererremy Bay Estuarine Wetlands
 - Narrabeen Lagoon State Park
 - Bungun Head and Mona Vale Headland Intertidal Protection Areas
 - Long Reef, Barrenjoey Headland and Narrabeen Headland Aquatic Reserves
 - North Harbour and part of Middle Harbour
- Coastal environment areas including:
 - 80km of coastline
 - 15 coastal headlands
 - 23 coastal beaches
 - Four cove/ harbour beaches.
- Creeks and waterways including:
 - Four coastal lagoons
 - Two river estuaries
 - 1,650ha estuary
 - Seven catchments
- Bushland and biodiversity including:
 - Bushland covering 17km² (in addition to National Parks)
 - 40 vegetation communities
 - 1,460 species of native plants
 - 540 species of native animals

Waterways

There are four coastal lagoons (or estuaries) along the Northern Beaches coast, all of which open and close naturally depending on rainfall and ocean conditions. Narrabeen, Manly Dee Why and Curl Curl lagoons are all managed by Northern Beaches Council. All four lagoons are home to a wide variety of plants and animals, specially adapted to a mix of freshwater and saltwater conditions. Too much of either freshwater or ocean water can damage these fragile ecosystems. Maintaining this delicate balance is complicated by stormwater pollution and unauthorised lagoon openings.

Managing sustainable recreational access to waterways is a key challenge for Council. Not all waterways are appropriate for water based and water side recreation due to:

- Sensitive ecological areas – such as Dee Why Lagoon as it is a ‘Wildlife Refuge’ and coastal foreshore areas that are home to threatened and endangered species and communities such as the penguin colony at Manly and migratory bird nesting/foraging habitat.

- Historical land uses – such as Curl Curl Lagoon which was a former tip site that has resulted in poor water quality.

With the amalgamation of three former Council’s, there is a need to consolidate existing studies, identify gaps and ensure consistency in water management controls across the region when preparing a consolidated Northern Beaches LEP and DCP. Council’s Environment Strategy is being prepared which will guide future directions in this space.

Table 23 – Waterways Projects and Studies

Existing	Committed	Required
<ul style="list-style-type: none"> • Council currently undertakes Monitoring and Evaluation Reporting (MER) using Office of Environment and Heritage (OEH) indicators to monitor the water quality of the four coastal Lagoons and Pittwater from Autumn to Spring • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Environment Strategy • Pittwater Waterway Review • Destination Management Plan • Open Space Strategy (including Playgrounds) • Implement the risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1G – Character Study • 1H – Environment Study <p>Stage 3 Planning Controls:</p> <ul style="list-style-type: none"> • 3D - Sustainability • 3E - Environment

Bushland and Biodiversity and the Urban Tree Canopy

Like waterways, biodiversity within the Northern Beaches Council area is a defining characteristic and highly valued by the community. The trees of the Northern Beaches are integral to the character, heritage and natural beauty of our area.

The existing canopy coverage in the Northern Beaches area is high compared to other Sydney Councils. Council has drafted an Urban Tree Canopy Plan to provide a strategic framework for the management of our urban trees and canopy cover. It proposes four key directions to protect urban trees, maintain the existing tree canopy cover, improve the health

of trees and tree diversity, and support the community to protect trees.

While working to expand the urban tree canopy on private land, the draft Urban Tree Canopy Plan identifies the following outcomes of relevance for Council owned land:

- Northern Beaches Council actively manage and monitor tree canopy to ensure its canopy coverage remains one of the highest for LGAs in Sydney.
- Northern Beaches Council achieves have the highest canopy coverage of council managed lands in Sydney by 2038 through the implementation of this Plan.

Consolidation of the four planning frameworks provides an opportunity for Council to consolidate and update planning provisions to protect and enhance the Northern Beaches' bushland and biodiversity. It is important that future biodiversity and bushland controls are provided in the LEP so as to provide statutory weight to the controls. Stronger enforcement and legislation is required to prevent illegal removal of bushland, encroachment on public land and impacts on foreshore protection areas.

Table 24 – Bushland and Biodiversity Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Urban Tree Canopy Plan • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Environment Strategy • Open Space Strategy (including playgrounds) • Urban Tree Policy and Strategies • Pittwater Waterway Strategy • Walking Plan • Bike Plan • Mountain Bike Strategy 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1E - Social Infrastructure Study • 1G - Character Study • 1H – Environment Study <p>Stage 3 Planning Controls:</p> <ul style="list-style-type: none"> • 3D - Sustainability • 3E - Environment

OPEN SPACE IN THE NORTHERN BEACHES INCLUDES:

- 122 sporting fields (covering 116ha catering for over 50,000 playing members across 17 sports)
- 220 playgrounds
- 21 surf clubs
- 27 coastal and public pools
- 13 golf courses (covering 453ha catering to over 10,000 members, 7 of which are on public land covering 180ha)
- A broad range of private and public parks, urban spaces, National Parks, coastal areas, creeks and waterways and bushland

Council has commenced preparation of an Open Space Strategy. The strategy will set out a 15 year plan to provide a single approach to the management and long-term planning of open spaces and related facilities (such as playgrounds) on the Northern Beaches.

The first of the Northern Beaches Council’s recreation land use planning strategies to be produced was the Northern Beaches Sportsgrounds Strategy (2017). The strategy sets out a 15 year plan to provide a single approach to the management and long-term planning of sporting facilities on the Northern Beaches. Research for the strategy identified:

- 122 sportsfields.
- High growth in sports participation particularly by women, juniors and in over 35 competitions and demands that cannot currently be met. Many people wishing to participate in sport are being turned away due to the lack of facilities.
- A current and growing shortfall of sports fields. The current shortfall is 24 hectares of playing area growing to 41 hectares if no action is taken.

The 15 year strategic implementation plan developed for the strategy to reduce the shortfall and to meet sporting facility needs reflects the community feedback, research and analyses undertaken. In 2017/2018 Council has completed a range of actions from

the strategy plan and is continuing implementation in 2018/19.

The Open Space Strategy is a companion piece of research and will be integrated with the Sportsgrounds Strategy and Council’s planning framework.

The LEP Studies 1E - Social Infrastructure Study and 3E - Land Use and Infrastructure Implementation Plan will further investigate supply and demand for a growing population, while Urban Design controls will provide design guidelines for public open space, requiring high quality design, accessibility, connections to green links and supportive infrastructure.

Table 25 – Open Space Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Northern Beaches Sportsground Strategy • Sportsgrounds Needs Analysis 2016 • District Park Plan of Management • MOU with Department of Education for Use of Sportsfields • Urban Tree Canopy Plan • Aquatic Centre Health and Education Precinct • The consolidation of District Park sports areas into a new community sports facility hub • The review, consolidation and potential transfer of Crown Lands as part of the Crown Land Transfer Program • Frenchs Forest Planned Precinct • Ingleside Growth Area • Aquatic Reserve Masterplan • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Environment Strategy • Mountain Bike Strategy • Open Space Strategy (including playgrounds) • Place Plans for Avalon, Mona Vale and Manly • Implement integrated Urban Tree Policy and Strategies • Delivery of a new Creative Arts Space 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1E - Social Infrastructure Study • 1H – Environment Study <p>Stage 2 Technical Studies if required:</p> <ul style="list-style-type: none"> • 2E - Land Use and Infrastructure Implementation Plan <p>Stage 3 Planning Controls:</p> <ul style="list-style-type: none"> • 3B - Public Places • 3C - Built Form

Climate Change Adaptation and Resilience

The Northern Beaches natural and built environment is under pressure from climate change (coastal hazards, flooding and bushfire), increasing populations, and the increasing demand for housing. With the increase in population comes the pressure to build more dwellings that results in the removal of more remnant bushland on private

properties and the displacement of native fauna.

Climate change and living more sustainably is of growing importance to the Northern Beaches community. In 2017 a community perception survey was undertaken to determine the attitude of the Northern

Beaches community towards the environment. This survey identified the following:

- 9 out of 10 people identified they were concerned about environmental issues. Approximately 40% of those were concerned for future generations.

- 81% of those people identified that they believed in climate change and of those 82% believed it would have a significant impact and 78% saw a contributing factor to be human involvement.
- 2 out of 3 people believe Northern Beaches Council should act immediately on climate change.

As a result, Councils Community Strategic Plan (CSP) encompasses sustainability goals pertaining to resilience to Climate Change,

protection and enhancement of the natural environment and sustainable use of resources. These goals within the CSP align with the planning priorities of the North District Plan.

Council is working towards achieving a Green Star Communities rating for both the Ingleside Growth Area and Frenchs Forest Planned Precinct which will result in actions to reduce emissions. However, as these two projects are run by the DPE, a commitment is required

from the NSW Government to ensure this action is achieved.

Provisions for energy and water efficiency in non-residential buildings and residential apartment buildings are generally included in DCPs where there are no requirements for sustainability certification such as through a BASIX certificate. This is a gap in NSW Government legislation that, if filled, would assist Council in enforcement.

Table 26 – Projects Reducing Carbon Emissions

Existing	Committed	Required
<ul style="list-style-type: none"> • Delivery of targeted environmental sustainability community engagement, volunteering and education programs • Delivery of programs to increase the capacity to mitigate, adapt and respond to climate change and reduce resource consumption • Green Star certification for the Frenchs Forest Planned Precinct and Ingleside Growth Area • See also Appendix 1 	<ul style="list-style-type: none"> • Environment Strategy • Walking Plan • Bike Plan • Parking Plan • Public Transport Plan • Deliver an active to schools initiative in partnership with the Roads and Maritime Service 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1E - Social Infrastructure Study • 1H – Environment Study <p>Stage 2 Technical Studies if required:</p> <ul style="list-style-type: none"> • 2A - Infrastructure Investigations (Utilities incl digital) • 2B - Infrastructure Investigations (Water cycle) • 2E - Land Use and Infrastructure Implementation Plan <p>Stage 3 Planning Controls:</p> <ul style="list-style-type: none"> • 3D - Sustainability • 3E - Environment

Waste

Council jointly owns Kimbriki Resource Recovery Centre with Mosman Council. Kimbriki processes up to 75% of all Northern Beaches' waste and recycles around 80% of all the waste it receives. Kimbriki collects recyclable materials, as well as running on-site recycling and educational operations like the Re-use Shop, Recycled Garden Products, and Eco House and Garden.

Council's new waste processing and collection contracts will commence 1 July 2019. The new waste collection contract will provide for one service provider to pick up household waste across the Northern Beaches using a fleet of new trucks each installed with the

latest technology to track the timing and location of bin collections.

Other benefits of the new contract include:

- Increased diversion from landfill.
- A new fleet of waste vehicles will be fitted state of the art technology including on-board GPS technology and video/camera systems to improve safety, service delivery and contractor management. Vehicles will be fitted with forward and rear facing video cameras which continuously record the truck's operations.
- All residents will have access to two bulky goods collections each year, booking collections at times convenient to the

individual household. This will be more convenient and will significantly improve the street amenity.

- Separate metal collection and Council will work closely with local community groups to recover separate items of value like furniture, mattresses and white goods from kerbside collections.
- Content of recycling bins (blue lidded and yellow lidded) and vegetation bin will continue to go to Kimbriki for recycling and beneficial reuse.
- Smartphone app for residents to track their service.

Table 27 – Waste Projects and Studies

Existing	Committed	Required
<ul style="list-style-type: none"> • Waste Management Guidelines to accompany DCP provisions • New waste processing and collection contract commencing 1 July 2019 • Green Star certification for Frenchs Forest Planned Precinct and Ingleside Growth Area • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Waste Strategy • Research and development for improved resource recovery • Kimbriki review • Waste/Cleansing plant/ fleet review • Implementation of Waste Management Strategy • Implementation of Single Use Plastics Policy • Implementation of Waste Management at Events Policy • Public place infrastructure review 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1E - Social Infrastructure Study <p>Stage 2 Technical Studies if required:</p> <ul style="list-style-type: none"> • 2A - Infrastructure Investigations (Utilities incl digital) • 2B - Infrastructure Investigations (Water cycle) • 2E - Land Use and Infrastructure Implementation Plan

Natural Hazards

Natural hazards are important considerations for future development. Building resilience to natural hazards and climate change is a community aspiration in Council’s CSP. Local strategic planning needs to reduce vulnerability and risk to hazards.

There are a number of existing strategies and plans across the Northern Beaches LGA that address hazard management. Preparation of

a Northern Beaches Hazard Risk and Vulnerability Assessment (HRVA) would inform risk mitigation. There are a number of items in Council’s Delivery Program that relate to natural hazards. Refer to Appendix 1 for a list of existing and committed natural hazard strategies, plans and projects.

NORTHERN BEACHES MAJOR HAZARDS:

- Acid sulphate soils
- Bushfire
- Flooding and tidal inundation
- Geotechnical land slip
- Cliff and slope instability
- Coastal erosion
- Sea level rise

Table 28 – Urban and Natural Hazards and Climate Change Studies and Projects

Existing	Committed	Required
<ul style="list-style-type: none"> • Deliver strategic environmental sustainability programs and enhance resilience to climate change • Deliver programs to protect our community from the effects of flooding including floodplain planning, response and mitigation options • Climate Adaptation Plans for Ingleside Growth Area and Frenchs Forest Planned Precinct • Green Star certification for Frenchs Forest Planned Precinct and Ingleside Growth Area • See Appendix 1 for full list 	<ul style="list-style-type: none"> • Environment Strategy • Implement integrated Urban Tree Policy and Strategies • Implement proactive tree maintenance program that aims to reduce risk of public tree failure 	<p>Stage 1 Technical Studies:</p> <ul style="list-style-type: none"> • 1C - Employment Study • 1D - Housing Strategy • 1E - Social Infrastructure Study • 1H – Environment Study <p>Stage 2 Technical Studies if required:</p> <ul style="list-style-type: none"> • 2A - Infrastructure Investigations (Utilities incl digital) • 2B - Infrastructure Investigations (Water cycle) • 2E - Land Use and Infrastructure Implementation Plan <p>Stage 3 Planning Controls:</p> <ul style="list-style-type: none"> • 3D - Sustainability • 3E - Environment

SECTION 3 – The Health Check

The Health Check (Appendix 2) summarises how closely aligned Council’s existing local environmental plans are to the relevant actions provided in the North District Plan, with reference to Council plans, policies, programs, strategies and research that contribute to those actions (i.e. health check).

A table showing a summary of each action can be found in this section. Each action shows a rank out of 5 based on criteria provided by DPE and GSC (Table 29).

Section 2 – Context, provides a table outlining relevant studies and projects that are existing (i.e. either finalised, underway or having been on public exhibition), committed (i.e. identified in or derived from the Delivery Program) or required (not yet commenced) to deliver the new LEP.

Table 29 – Compliance Ranking for Health Check provided by the DPE and GSC

Rank	Criteria for ranking
1	Not included in existing plans, policies and strategies
2	Limited or insufficient consideration in existing plans, policies and strategies
3	Considered in existing plan, policy or strategy, however further studies or investigations required to develop new responses to give effect to the District Plan
4	Existing detail in plan, policy or strategy, and sufficient information available to develop new responses that give effect to the District Plan
5	Complies with the District Plan. No further action

3.1 Snapshot of Compliance

The health check has demonstrated that Council is well placed to deliver on the actions of the District Plan. The adopted Delivery Program demonstrates that Council has anticipated the need for a wide range of studies and investigations to manage the newly proclaimed Local Government Area.

The Health Check helped to identify important opportunities and inclusions for Council’s Strategic Land Use Planning Study to inform the LSPS and new LEP (see Table 1 below).

The majority of the North District Plan priorities and actions will be addressed in the studies addressed in Table 30 or in projects committed in Council’s Delivery Program.

Longer term priorities will be subject to consultation with the community. These are likely to relate to areas where Council needs to undertake further investigation, or work with the NSW Government.

Key priorities are summarised below, with all potential priorities and actions identified in Appendix 2 – Consolidated Health Check.

Table 30 - Local Strategic Planning Required to Inform the LSPS and LEP

Technical Studies		Planning Controls
Stage 1	Stage 2 (As Required)	Stage 3
<ul style="list-style-type: none"> • 1A - Community Engagement Strategy • 1B - Demographic Analysis • 1C - Employment Study • 1D - Housing Strategy • 1E - Social Infrastructure Study • 1F – Transport Investigations • 1G - Character Study • 1H – Environment Study 	<ul style="list-style-type: none"> • 2A - Infrastructure Investigations (Utilities incl digital) • 2B - Infrastructure Investigations (Water cycle) • 2C - Contributions Plans • 2D - Feasibility Studies (incl Affordable Rental Housing Target Schemes) • 2E - Land Use and Infrastructure Implementation Plan 	<ul style="list-style-type: none"> • 3A - Heritage • 3B – Public Places • 3C – Built Form • 3D - Sustainability • 3E - Environment • 3F - Transport
* includes recommended planning controls		

3.2 Infrastructure and Collaboration

Table 31 – Infrastructure & Collaboration Health Check Summary, Northern Beaches

Infrastructure and Collaboration Priorities and Actions	Rank
N1 - Planning for a city supported by infrastructure	
1. Prioritise infrastructure investments that support the vision of A Metropolis of Three Cities	4
2. Sequence growth across the three cities to promote north-south and east-west connections	4
3. Align forecast growth with infrastructure	4
4. Sequence infrastructure provision using a place-based approach	4
5. Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans	4
6. Maximise the utility of existing infrastructure and reduce the demand for new infrastructure including	4
N2 - Working through collaboration	
7. Identify, prioritise and deliver Collaboration Areas	2
8. Undertake a collaboration role by providing expert advice on the significant district collaboration of Frenchs Forest	4

Council’s planning strategy and policy directions provide for a high level of compliance in meeting the ‘Infrastructure and Collaboration’ District Plan priorities and actions (Table 31). Council has demonstrated leadership in promoting infrastructure provision through the adoption of the Frenchs Forest Structure Plan in August 2017, which aligns forecast growth with infrastructure provision, with further stages dependent on delivery of Western Harbour Tunnel and Beaches Link and improved bus services.

Council has also limited potential for growth in the Dee Why Town Centre Masterplan and the draft Brookvale Structure Plan in recognition of transport network constraints.

Preparation of the draft MOVE Transport Strategy (August 2018) and corresponding community engagement provides a good strategic basis for the LSPS; however, further work is required to integrate land use and transport planning in collaboration with the NSW Government. Council has commenced discussions with the NSW Government in this space and plans on developing a Land Use and Infrastructure Implementation Plan.

For the Frenchs Forest Planned Precinct and Ingleside Growth Area, Council is pursuing a Green Star Communities rating to promote the use of sustainable infrastructure.

Developer contributions form an important component of Council's infrastructure program, however, its expenditure often relies on aligning with the priorities of the NSW Government. It is therefore positive that the NSW Government has committed to collaborating with Councils in order to streamline integrated land use and infrastructure planning.

In addition to the LEP studies identified above, Council has some important priorities which

require collaboration with the NSW Government, including:

- **Transport:** Partner with the NSW Government to implement a Bus Rapid Transit service by 2020 between the Northern Beaches, Frenchs Forest and Chatswood; followed by services between Mona Vale and Macquarie Park (Direction, draft MOVE Strategy).
- **Transport:** Support the delivery of the Western Harbour Tunnel and Beaches Link subject to the inclusion of public transport and minimise the overall impact on our local residents (Direction, draft MOVE Strategy).
- **Funding:** Collaborate with the NSW Government to address challenges with

the planning and delivery of local and state infrastructure including limited scope of the 7.11 essential infrastructure list and issues seeking approval for increased 7.12 contributions.

- **Collaboration:** Identify possible future Collaboration Areas such as strategic centres or areas likely to be affected by the Western Harbour Tunnel and Beaches Link.

A detailed list of current, committed and required studies and projects is provided in Section 2.1 Context for Infrastructure and Collaboration and Liveability – Social Infrastructure.

3.3 Liveability

Table 32 – Liveability Health Check Summary, Northern Beaches

Liveability Priorities and Actions	
District Plan Action	Rank
Planning Priority N3 - Providing services and social infrastructure to meet people's changing needs	
9. Deliver social infrastructure that reflects the needs of the community now and in the future.	3
10. Optimise the use of available public land for social infrastructure.	4
N4 - Fostering healthy, creative, culturally rich and socially connected cities	
11. Deliver healthy, safe and inclusive places for people of all ages and abilities	3
12. Incorporate cultural and linguistic diversity in strategic planning and engagement.	3
13. Consider local infrastructure implications of large migrant and refugee populations.	3
14. Strengthen the economic self-determination of Aboriginal communities and support their economic aspirations as they relate to land use planning.	2
15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden	3
16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	3
N5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport	
17. Prepare local or district housing strategies	3
18. Prepare Affordable Rental Housing Target Schemes	4
N6 - Creating and renewing great places and local centres, and respecting the District's heritage	
19. Use a place-based and collaborative approach throughout planning, design, development and management and deliver great places	3
20. Optimise car parking in collaboration Areas, Planned Precincts, Growth Areas and centres	3
21. Identify, conserve and enhance environmental heritage	3
22. Use place-based planning to support the role of centres	4
23. Use flexible and innovative approaches to revitalise high streets in decline.	3

Council's planning strategy and policy directions provide for a moderate degree of compliance in meeting the Liveability District Plan priorities and actions. Council is advanced with respect to having a Disability Inclusion Action Plan, Affordable Housing Policy and listing in the State Environmental Planning Policy (SEPP) No. 70 Affordable Housing.

Council's Community Strategic Plan (CSP) commits to building stronger, more inclusive communities. A number of programs are committed in Council's Delivery Program including an Open Space Strategy (including playgrounds), Community Centres Strategy, Arts and Creativity Strategy and Social Plan, and specialised plans for specific demographics (Youth, Aged, Disability, Culturally and Linguistically Diverse, etc.). This is in addition to the many services and programs delivered across Council and committed over the coming years.

With respect to creating and renewing great places, Council has undertaken a Town Centre Care Factor survey for main centres across the Northern Beaches to obtain baseline information and to allow Council to make evidence-based decisions and measure trends and change over time. Place based planning is already considered and committed in Council's delivery program with the development of Place Plans for Avalon, Mona Vale and Manly along with Place Activation Plans for key centres. By undertaking place based planning Council will create and renew great places based on strong engagement with the community, respecting local character and heritage.

Responding to the 'missing middle' will be a key priority for Council as it plans for future housing, ensuring development is in line with local character. A comprehensive Social Infrastructure Study and Demographic Analysis are required to inform a Housing

Strategy and new LEP. In addition to the LEP studies identified above, some priorities for Council include the following:

- **Community and Culture:** Engage and consult with Local Aboriginal Lands Councils to better understand and support their economic aspirations as they relate to land use planning.
- **Affordable Housing:** Establish an affordable rental housing target for all other parts of the Northern Beaches local government area (Affordable Housing Policy Action A2).
- **Heritage:** Undertake a full Heritage Review to assess all outstanding nominations, Pittwater late nominations and potential heritage items.

A detailed list of current, committed and required studies and projects is provided in Section 2.1 Context - Liveability.

3.4 Productivity

Table 33 – Productivity Health Check Summary, Northern Beaches

Productivity Priorities and Actions	
District Plan Action	#
N7 - Growing a stronger and more competitive Harbour CBD	
25. Prioritise: public transport projects to support the 30-minute city and infrastructure investments that enhance walkability and cycling connectivity	4
N8 - Eastern Economic Corridor is better connected and more competitive	
27. Prioritise transport investments that enhance access to the economic corridor and between centres within the corridor.	4
N9 - Growing and investing in health and education precincts	
29. Facilitate health and education precincts	4
30. Deliver and implement a Place Strategy and Infrastructure Plan for the Frenchs Forest health and education precinct.	3
35. Strengthen Frenchs Forest	4
N10 - Growing investment, business opportunities and jobs in strategic centres	
36. Provide access to jobs, goods and services in centres	3
37. Create new centres in accordance with the Principles for Greater Sydney's centres.	4
38. Prioritise strategic land use and infrastructure plans for growing centres	2
39. Encourage opportunities for new smart work hubs	4

Productivity Priorities and Actions	
District Plan Action	#
40. Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.	2
41. Strengthen Brookvale-Dee Why	3
44. Strengthen Manly	3
45. Strengthen Mona Vale	3
N11 - Retaining and managing industrial and urban services land	
46. Retain and manage industrial and urban services land	2
48. Manage the interfaces of industrial areas	2
49. Facilitate contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.	2
N12 - Delivering integrated land use and transport planning and a 30-minute city	
50. Integrate land use and transport plans to deliver the 30-minute city.	3
51. Investigate, plan and protect future transport and infrastructure corridors.	3
52. Support innovative approaches to improve the performance of the transport network.	3
53. Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public value and use of Sydney Metro City & Southwest, as well as other city shaping projects.	2

Productivity Priorities and Actions	
District Plan Action	#
N13 - Supporting growth in targeted industry sectors	
54. Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers.	3
55. Preparing plans for tourism and visitation	3
56. Protect and support agricultural production and mineral resources (in particular, construction materials)	3
57. Provide a regulatory environment that enables economic opportunities created by changing technologies.	3
58. Implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.	3
59. Enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.	3
N14 - Leveraging inter-regional transport connections	
60. Optimise the efficiency and effectiveness of the freight handling and logistics network	3
61. Investigate and plan for the land use implications of potential long-term regional transport connections.	3

Council's planning strategy and policy directions provide for a low degree of compliance in meeting the Productivity District Plan priorities and actions. Although Council has committed to the preparation of an Economic Development Plan, Council needs an overarching Northern Beaches Employment Study including a review of industrial lands and retail. Further strategy work is required to integrate land use and transport planning and implement the 30-minute city concept.

The delivery of the Frenchs Forest Planned Precinct will provide a strong source for jobs growth in the LGA. Council is also preparing a Destination Management Plan, Arts and Creativity Strategy, Environment Strategy and Mountain Bike Strategy that will look at enhancing and extending opportunities for a sustainable tourist economy in the Northern Beaches. As part of the draft MOVE Transport Strategy, Council is preparing a Freight Plan which will look at opportunities to optimise the efficiency and effectiveness of the freight handling and logistics networks.

In addition to the LEP studies identified above, important priorities for Council include the following:

- **Growing a stronger more competitive harbour CBD:** Leverage off existing successful infrastructure to key centres, plan for new transport connections and respond to future potential infrastructure projects (e.g. Western Harbour Tunnel and Beaches Link).
- **Frenchs Forest Planned Precinct:**
 - Frenchs Forest Planned Precinct - Ensure delivery of a Green Star rated community demonstrating best practice in economic, social and environmental sustainability and governance.
 - Frenchs Forest Planned Precinct - Ensure delivery of a 15% affordable rental housing target as part of any redevelopment of the future town centre at Frenchs Forest and a 10% target applicable for the remaining rezoned area.
 - Frenchs Forest Planned Precinct - Deliver Aquatic Reserve as a state-of-the-art education and recreation precinct.

- **Night-time economy:** Identify appropriate development of the night-time economy.

A detailed list of current, committed and required studies and projects is provided in Section 2.1 Context - Productivity.

3.4 Sustainability

Table 34 – Sustainability Health Check Summary, Northern Beaches

Sustainability Priorities and Actions	
District Plan Action	Rank
N15 - Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	
62. Protect environmentally sensitive areas of waterways and the coastal environment areas.	3
63. Improve and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.	3
64. Improve the health of catchments and waterways through a risk-based approach	3
65. Work towards reinstating more natural conditions in highly modified urban waterways.	3
N16 - Protecting and enhancing bushland and biodiversity	
66. Protect and enhance biodiversity	3
N17 - Protecting and enhancing scenic and cultural landscapes	
67. Identify and protect scenic and cultural landscapes	3
68. Enhance and protect views of scenic and cultural landscapes from the public realm.	4
N18 - Better managing rural areas	
69. Maintain or enhance the values of the Metropolitan Rural Area	2

Sustainability Priorities and Actions	
District Plan Action	Rank
70. Limit urban development to within the Urban Area.	3
N19 - Increasing urban tree canopy cover and delivering Green Grid connections	
71. Expand urban tree canopy in the public realm.	4
72. Design and delivery of: a. Greater Sydney Green Grid priority corridors b. opportunities for connections and c. walking and cycling links for transport as well as leisure and recreational trips.	3
N20 - Delivering high quality open space	
73. Maximise the use of existing open space and protect, enhance and expand public open space	3
N21 - Reducing carbon emissions and managing energy, water and waste efficiently	
74. Contribute to the aspirational objective of achieving net-zero emissions by 2050	3
75. Increase renewable energy generation, and energy and water efficiency, especially in Planned Precincts,	4
76. Protect existing, and identify new, locations for waste recycling and management.	4
77. Reduce the volume of waste and reduce waste transport requirements.	4

Sustainability Priorities and Actions	
District Plan Action	Rank
78. Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision (where increase in total floor area greater than 100,000 square metres in any contiguous area of 10 or more hectares).	4
79. Investigate potential regulatory mechanisms that set low-carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use	3
N22 - Adapting to the impacts of urban and natural hazards and climate change	
80. Support initiatives that respond to the impacts of climate change.	3
81. Avoid locating new urban development in areas exposed to natural and urban hazards and limit the intensification of development in existing urban areas	4
82. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.	4

Council's planning strategy and policy directions provide for a moderate degree of compliance in meeting the Sustainability District Plan priorities and actions.

Protecting Council's bushland, biodiversity and waterways is a key priority for Council, as well as planning for natural hazards and climate change. A key strategy of the CSP is to ensure new development is consistent with best practice sustainability principles. This is reflected in Council's aim to deliver Ingleside and Frenchs Forest as Green Star Communities, and the currently exhibited DCP for Dee Why Town Centre requiring Green Star certification of buildings to promote best practice. For future planning, Council is preparing Climate Adaptation Plans for the Frenchs Forest Planned Precinct and Ingleside Growth Area.

Council has drafted an Urban Tree Canopy Plan to provide a strategic framework for the management of our urban trees and canopy cover, and Council is working with the DPE on

a number of prototype Green Grid projects that will help to develop and coordinate the Green Grid for all stakeholders. The Open Space Strategy (including playgrounds) will look at updating former open space studies and plans, and Council's Walking Plan, Bike Plan and Mountain Bike Strategy will be able to identify any further walking and cycling links that can be reflected in LEPs and Development Control Plans (DCPs).

While a significant amount of work is required to pull together existing planning controls for a consolidated LEP and DCP, Council's LEP Environment Study and Environment Strategy will help prioritise planning for sustainability actions.

In addition to the LEP studies identified above, important priorities include Council collaborating with the NSW Government to ensure:

- Green Infrastructure is embedded as essential infrastructure in the NSW Strategic Planning Framework to enable

Council's to adequately plan and protect bushland and biodiversity.

- Biodiversity is categorised as an 'Environmentally Sensitive Area' to prevent the ongoing application of some SEPPs (e.g. Seniors Housing) from applying in inappropriate locations.
- Sustainability certification is mandatory in non-residential buildings and residential apartment buildings.
- Precinct-based initiatives are supported to increase renewable energy generation, and energy and water efficiency.
- For the Frenchs Forest Planned Precinct, the NSW EPA investigates potential regulatory mechanisms such as a Protection of the Environment Policy (PEP) that sets low-carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use.

A detailed list of current, committed and required studies and projects is provided in Section 2 Context - Sustainability.

SECTION 4 - Conclusions and Recommendations

This LEP Review Report describes what has been done and what needs to be done for local strategic planning to better align with the Greater Sydney Region Plan and North District Plan.

4.1 Issues and Barriers

The following key issues have been identified for the Northern Beaches:

- Climate change.
- Technological changes that transform how we live, work and play (e.g. electric vehicles and driverless cars).
- Global politics and financial movements.
- Changing demographics, housing and consumption patterns (e.g. predicted trends in ageing population, decreasing household sizes, young adults leaving the area).
- Housing affordability.
- Traffic congestion.
- Limited options for public transport and active transport.
- Changing travel behaviour.
- Environmental sustainability.
- Highly valued natural assets and environmental protection.
- Health and wellbeing.

- Limited opportunities for greenfield development with the majority of housing growth to occur within existing urban areas.
- Matching housing and population growth with the provision of infrastructure and services (e.g. open space and health services).
- Increased pressure on industrial land and urban services.
- Changing nature of employment uses.
- Providing jobs that suit the needs of our local workforce.
- Planning for the night time economy.
- Planning for tourism.
- Maintaining the unique character and identity of our centres.
- Consolidating the existing planning controls (four LEPs and various DCPs).

The following barriers and risks may impact Council achieving the District Plan actions:

- **Timeframe:** the timeframe for the LEP Review is tight with no contingencies.
- **Consolidating four planning frameworks:** bringing together four planning frameworks will involve a significant amount of work.

- **Data:** there are a number of gaps in local data which hinder a thorough evaluation of some of the District Plan actions (e.g. number of existing secondary dwellings, number of existing boarding houses, a breakdown of 'professional' industry and statistics for local social infrastructure).
- **Inter-dependencies with other Council projects and programs:** a number of projects are underway and contribute to delivery of District Plan actions, however, coordinating the delivery of these projects with the LSPS/LEP Review is challenging and some items may not be able to be addressed.
- **Quality assurance between all Council projects and the North District Plan:** almost all Council projects cross-over with actions in the North District Plan. Ensuring individual projects are consistent with relevant District Plan actions is a challenge for strategic planning. This involves a new approach to projects across every Council department.
- **Costs:** costing the technical studies upfront is difficult and costs could potentially increase or additional gaps may be identified throughout the

process. No funding has been provided by the NSW Government.

- **Resources:** the LEP Review will place additional demand on staff resources across all departments to deliver a coordinated approach.
- **Consultation:** managing community and stakeholder expectations, particularly in relation to growth and the way people will live and work and move around in the future. Lack of community interest. Educating the community. Ensuring a range of voices are heard. Addressing community engagement fatigue.
- **Existing development patterns:** the LGA is mostly developed (excluding Ingleside) with limited opportunity to expand outwards, existing urban development patterns are car-based, employment lands are fragmented with a limited number of large sites and town centres are developed making retrofitting social infrastructure difficult. Under-planning is a risk (i.e. failing to realise growth potential and deliver sustainable development over the long-term).

- **Collaboration:** collaboration with and between NSW Government agencies within the specified timeframe.
- **Infrastructure:** limitations of existing infrastructure and ability to deliver key infrastructure by NSW Government and Council. Traditional approach to planning for centres is to cap development based on the capacity of existing roads. A collaborative approach with NSW Government agencies is required to adequately plan and fund regional infrastructure that is required to support growth. Provision of major public transport infrastructure (particularly east-west public transport connections) is required to promote a modal shift and implement the 30 minute city.
- **Risk aversion:** making safe decisions where a bold approach is required.
- **Policy:** limitations of policies (e.g. Section 7.11 Contributions) to deliver on the North District Plan actions (e.g. investment in sustainability initiatives).
- **Legislation:** State legislation impacting delivery of North District Plan actions

(e.g. tick box approach such as Medium Density Housing Code vs place planning responsive to local character and BASIX).

- **Flexibility:** balancing flexibility with certainty and managing pressures for more viable uses that may sterilise existing uses.
- **External influences:** major infrastructure projects and competition with adjoining LGAs (e.g. demand for commercial floorspace is impacted by supply in nearby areas).
- **Feasibility:** the impact of affordable housing initiatives on the viability of development proposals and associated reluctance/ resistance of the development to provide affordable housing.
- **Climate change:** the impacts of climate change may be underestimated and have unknown implications for natural hazards, including increased coastal erosion.

4.2 Key findings

Land Use Planning Context

Our community aspires to ensure that development is balanced with our lifestyle, environment, local character and changing community needs. This is reflected in the strategies set out in the CSP:

“effectively plan for future growth by balancing regional priorities with local values” (CSP, Goal 7, Strategy a).

Local strategic planning needs a holistic approach across all themes of the North District Plan and should focus on protecting the environment, supporting a stable and skilled workforce, attracting new business and supporting existing local enterprise, expanding housing choice, improving housing affordability, creating vibrant and inclusive communities and planning for infrastructure and services (e.g. education, health, recreation, social, transport) that meets the needs of our changing population.

A detailed Demographic Analysis is required to form an evidence-base narrative of how our community’s characteristics and needs are changing, what is driving the change and what is expected in the future.

This will inform the specialist LEP Studies as well as a number of committed projects in Council’s Delivery Program.

Health Check

The health check has demonstrated that Council is well placed to deliver on the actions of the District Plan. The adopted Delivery Program demonstrates that Council has anticipated the need for a wide range of studies and investigations to manage the newly proclaimed Local Government Area.

Due to the extensive number of studies available across the former three Councils (see Appendix 1), few instances were found where actions had not already been considered by at

least one of the former Councils to some degree or identified as a committed project (see Appendix 2).

The Health Check helped to identify important opportunities and inclusions to inform the LSPS and new LEP.

The majority of the North District Plan priorities and actions will be addressed in the studies addressed in Table 35 or in projects committed in Council’s Delivery Program.

Longer term priorities will be subject to consultation with the community. These are likely to relate to areas where Council needs to undertake further investigation, or work with the NSW Government. This includes the implementation of east-west public transport links, affordable rental housing targets for the entire LGA, and ensuring green infrastructure, sustainability and protection of the natural environment is suitably embedded in the NSW Planning Framework.

4.3 Gap Analysis

Table 35 below identifies Local Strategic Planning required to inform the LSPS and LEP. As described in the Section 2 – Context, these studies will be undertaken alongside a number

of committed projects in Council’s Delivery Program. There may also be other projects that arise that are not on the list that will need to be carried out as a future action of the

Local Strategic Planning Statement depending on future budget and resource allocation.

Table 35 – Local Strategic Planning required to inform the LSPS and LEP

Technical Studies		Planning Controls
Stage 1	Stage 2 (As Required)	Stage 3
<ul style="list-style-type: none"> • 1A - Community Engagement Strategy • 1B - Demographic Analysis • 1C - Employment Study • 1D - Housing Strategy • 1E - Social Infrastructure Study • 1F – Transport Investigations • 1G - Character Study • 1H – Environment Study 	<ul style="list-style-type: none"> • 2A - Infrastructure Investigations (Utilities incl digital) • 2B - Infrastructure Investigations (Water cycle) • 2C - Contributions Plans • 2D - Feasibility Studies (incl Affordable Rental Housing Target Schemes) • 2E - Land Use and Infrastructure Implementation Plan 	<ul style="list-style-type: none"> • 3A - Heritage • 3B – Public Places • 3C – Built Form • 3D - Sustainability • 3E - Environment • 3F - Transport
* includes recommended planning controls		

4.4 Priorities for Preparation of Planning Proposal

The gap analysis identifies the background work required to inform the preparation of a new Northern Beaches LEP. Further work may be identified through the preparation of the

Local Strategic Planning Statement. Table 36 identifies the background work that Council will undertake over the next 3 years to inform the new LEP and DCP. Further, priorities are

identified in Appendix 2 – Consolidated Health Check, however, these are subject to refinement and public consultation.

Table 36 – Table Outlining Scope of Works for LEP Studies Required for the Preparation of the Planning Proposal (see also Section 4.5 – Program)

Project	Scope
1A - Community Engagement Strategy	<ul style="list-style-type: none"> ● Outline a comprehensive program for consultation across the three year project. ● Ensure a wide representation from the community including the Aboriginal community and culturally and linguistically diverse communities.
1B - Demographic Analysis	<ul style="list-style-type: none"> ● Form an evidence-base narrative of how our community’s characteristics and needs are changing, what is driving the change and what is expected in the future. ● Prepare data that can underpin all LEP Technical Studies and highlight implications for long term planning. ● Identify the nature of social networks and supporting infrastructure in local places.
1C - Employment Study	<p>Objectives:</p> <ul style="list-style-type: none"> ● Analyse the supply and demand for employment precincts (up to 2036). ● Identify trends and changing models of business, consumption, innovation and technology that may influence employment and economic development in the Northern Beaches. ● Better understand the needs and demand of the local business community and workforce so as to inform future planning decisions and support development of initiatives as part of Council’s Economic Development Plan. ● Review the centres typology, clearly define the role of centres and employment precincts, how they function together as a network. Establish a vision for each centre and other key precincts (i.e. what does success look like?). ● Review the four planning frameworks and make recommendations for a single consolidated planning framework (i.e. zone objectives, land uses and development controls). ● Provide a strategic review of industrial lands and urban services (in accordance with the North District Plan) that delivers a mix of economic outcomes that support the city and population. Develop a criteria to inform the assessment of future planning proposals on industrial lands. ● Provide an evaluation of the draft Brookvale Structure Plan 2017. ● Identify opportunities for clustering industries building on existing patterns, thematic heritage, synergies with other uses and leverage off infrastructure. ● Make recommendations that improve and strengthen employment containment in the Northern Beaches and support the 30-minute city concept. Recommendations will be used as a base for future land use planning decisions (i.e. LSPS, LEP, place plans and planning proposals). Recommendations need to respond to changing demographics and interrelated matters such as

Project	Scope
	<p>transport connectivity and delivery of key infrastructure (e.g. B-line and Northern Beaches Hospital).</p> <ul style="list-style-type: none"> ● Provide implementation strategies including recommendations for changes to land use planning controls (e.g. zoning and land uses), prioritisation (staging) of future development opportunities and identification of barriers. <p>Inclusions:</p> <ul style="list-style-type: none"> ● Overarching Retail Strategy ● Strategic review of the Northern Beaches industrial lands, including an assessment of urban services. ● Identify important environmental, social and economic values of rural areas and appropriate application in the LEP and DCP.
1D - Housing Strategy	<ul style="list-style-type: none"> ● Identify capacity of existing residential areas (under current planning controls) to accommodate dwelling targets. ● Identify constraints that may restrict the take up of any spare capacity. ● Address the delivery of 0-5 year housing target for the Northern Beaches outlined in the North District Plan (3,400 new dwellings). ● Address the delivery of 6-10 year (when agreed) housing supply targets for the Northern Beaches. ● Address capacity to contribute to long term 20 year housing target for the North District (92,000 new dwellings). ● Address the Local Housing Strategy requirements in Objective 10 of the Region Plan that include: <ul style="list-style-type: none"> ○ Creating capacity for more housing in the right locations. ○ Supporting planning and delivery of growth areas and planned precincts as relevant to each local government area. ○ Supporting investigation of opportunities for alignment with investment in regional and district infrastructure. ○ Supporting the role of centres. ● The preparation of an Affordable Rental Housing Target Scheme following development of implementation arrangements. ● Demographic and housing data analysis in inform the type of housing to be delivered. ● Review the four planning frameworks and make recommendations for a single consolidated planning framework (i.e. zone objectives, land uses and development controls). ● Consider NSW Government housing policy which overrides local provisions, such as the Medium Density Housing Code and Greenfield Housing Code and its application to Warriewood and Ingleside. ● Address actions in the Affordable Housing Policy. ● Identify important environmental, social and economic values of rural areas and appropriate application in the LEP and DCP.
1E - Social	<ul style="list-style-type: none"> ● Undertake a comprehensive audit of existing social infrastructure.

Project	Scope
Infrastructure Study	<ul style="list-style-type: none"> ● Investigate feasibility of ensuring all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space. ● Assess existing social infrastructure focusing on availability and capacity to meet the future needs of the Northern Beaches population. ● Review and make recommendations for appropriate planning controls, including controls to allow flexible, adaptable and multiple use and shared use of existing and future open space. ● Identify the social infrastructure that will be needed to support the future population of the Northern Beaches taking into consideration existing levels of provision, population forecasts, hierarchy of centres, community expectations, best-practice in social infrastructure provision (including relevant benchmarks), consultation with relevant agencies. ● Provide implementation and delivery recommendations for identified social infrastructure. ● Review the four planning frameworks and make recommendations for a single consolidated planning framework (i.e. zone objectives, land uses and development controls).
1F - Transport Investigations	<ul style="list-style-type: none"> ● Undertake an analysis of existing and future conditions to inform the Housing Strategy and Employment Study.
1G - Character Study	<ul style="list-style-type: none"> ● Identify place boundaries and existing and future desired character in a consistent manner across the LGA. ● Make recommendations for developing local character statements or locality plans for individual areas to facilitate placed based planning. ● Address the NSW Department of Planning and Environment's Local Character and Place Guidelines. ● Reference to the NSW Government's Architect's Ochre Grid once finalised to protect areas of Aboriginal cultural significance. ● Reference to Council's Thematic Heritage Study to protect identified areas of historical and cultural significance. ● Identify scenic and cultural landscapes for protection. ● Review and make recommendations for appropriate planning controls.
1H – Environment Study	<ul style="list-style-type: none"> ● Identify environmental constraints and look at special areas for protection including cultural and scenic landscapes.
2A - Infrastructure Investigations (Utilities incl digital)	<ul style="list-style-type: none"> ● Review existing infrastructure planning for the Northern Beaches. ● Consult with primary utility suppliers in regards to infrastructure delivery to the Northern Beaches. ● Identify the infrastructure that will be needed to support the future population of the Northern Beaches taking into consideration consultation with relevant agencies. ● Provide implementation and delivery recommendations for identified utility infrastructure. ● Provide indicative cost planning to support. ● Consider the adaptability of infrastructure and its potential shared use.

Project	Scope
2B - Infrastructure Investigations (Water cycle)	<ul style="list-style-type: none"> As above
2C - Contributions Plans	<ul style="list-style-type: none"> Prepare contributions plans for any areas subject to growth.
2D - Feasibility Studies (incl Affordable Rental Housing Target Schemes)	<ul style="list-style-type: none"> Investigate the feasibility of relevant growth scenarios including the feasibility of providing affordable rental housing.
2E - Land Use and Infrastructure Implementation Plan	<ul style="list-style-type: none"> Preparation of a Northern Beaches Land Use and Infrastructure Implementation Plan outlining plans for growth and infrastructure needed to support this growth.
3A - Heritage Planning Controls	<ul style="list-style-type: none"> Review of existing LEP heritage schedules for accuracy and consistency of all current listings. Review of heritage DCP provisions (Heritage DCP Study) to provide best practice heritage controls for the Northern Beaches.
3B – Public Places Planning Controls	<ul style="list-style-type: none"> Provide design controls for public open space requiring high quality design, accessibility, connections to green links and supportive infrastructure.
3C - Urban Design DCP Controls	<ul style="list-style-type: none"> Provide design controls for buildings including building envelope, built form and context and external areas.
3D – Sustainability Planning Controls	<ul style="list-style-type: none"> Review and consolidate planning provisions for reducing carbon emissions and managing energy, water and waste efficiently and adapting to the impacts of urban and natural hazards and climate change. Include provisions and associated maps in the new LEP to ensure statutory weight. Include detailed guidelines for the Development Control Plan.
3E – Environment Planning Controls	<ul style="list-style-type: none"> Review and consolidate planning provisions for waterways, bushland and biodiversity, scenic and cultural landscapes, the protection of rural areas (where appropriate), urban tree canopy cover, green grid connections and open space. Include provisions and associated maps in the new LEP to ensure statutory weight. Include detailed guidelines for the Development Control Plan.
3F - Transport Planning Controls	<ul style="list-style-type: none"> Review and consolidate LEP and DCP provisions for walking and cycling links, public transport, road network, freight and road safety.

4.5 Program

Figure 38 below outline's Council's program of local strategic planning required to inform the LSPS and LEP. This is a draft program only and is subject to endorsement by the NSW Department of Planning and Environment.

In summary, the program outlines required investigations, including:

- **Stage 1 - Technical Studies:** commencing this financial year. Council has drafted a Community Engagement Strategy to inform how we engage and consult for the three year LEP program. A Demographic Analysis will form an evidence-base narrative of how our community's characteristics and needs are changing, providing data that can underpin all LEP technical studies and highlighting implications for long term planning. The Housing Strategy and Employment Study will identify the feasibility of providing further housing and job growth on the Northern Beaches, referencing targets and actions in the North District Plan. The Social Infrastructure Study will include an audit of existing social infrastructure and identify future needs, while the Transport Investigations will look at transport constraints and opportunities to inform growth. The Character Study will address

the NSW Department of Planning and Environment's Local Character and Place Guidelines and make recommendations for developing local character statements or locality plans for individual areas to facilitate placed based planning. The Environment Study will identify environmental constraints and look at special areas for protection including cultural and scenic landscapes.

- **Stage 2 – Technical Studies (As Required):** commencing next financial year as required. This stage will be informed by the LEP technical studies, including the Housing Strategy and Employment Study. These investigations will look at the impacts of further growth in terms of developer feasibility, infrastructure needs and impacts (including utilities and water cycle). Further studies for Stage 2 may be identified throughout the process. A Northern Beaches Land Use and Infrastructure Implementation Plan will be developed in collaboration with the NSW Government and outline plans for the growing Northern Beaches and the infrastructure needed to support this growth.

- **Stage 3 – Planning Controls:** commencing next financial year. It involves an assessment of existing planning controls and recommendations for future planning controls (i.e. LEP and DCP provisions) that represent best practice and respond to the North District Plan, Community Strategic Plan and Local Strategic Planning Statement (draft and final). Where not identified in the Stage 1 Technical Studies, planning controls will be collated with respect to: Heritage; Public Places; Built Form; Sustainability; Environment; and, Transport (e.g. parking and active travel connections).

APPENDICES

Appendix 1 – Existing Studies

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
1	Allenby Park Fire Management Plan (Warringah)				✓
2	Anembo Reserve Fire Management Plan (Warringah)				✓
3	Angophora Reserve Bush Fire Management Plan Map (Pittwater)				✓
4	Angophora Reserve Bush Fire Management Plan Supporting Document (Pittwater)				✓
5	Avalon PAMP		✓		
6	Balgowlah / Manly Vale Traffic & Parking Review (in progress)		✓		
7	Balgowlah Grey Headed Flying Fox Camp Management Plan				✓
8	Bilgola-Newport Escarpment Bush Fire Management Plan (Pittwater)				✓
9	Brookvale Scenarios Report, Hames Sharley, 2017		✓	✓	
10	Brookvale-Dee Why TMAS, GHD, 2012		✓		
11	Capital works program				
12	Careel Bay Plan of Management 1998				✓
13	Coastal Erosion Emergency Action Subplan for Beaches in Warringah 2015				✓
14	Coastal Zone Management Plan for Bilgola Beach & Basin Beach				✓
15	Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach 2016 (Warringah)				✓
16	Coastal Zone Management Plan for Narrabeen and Fishermans Beach 2016				✓
17	Crown Land Transfer Program / Land Negotiation Program (piloted in the Northern Beaches from 2016)			✓	

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
18	Curl Curl Lagoon Estuary Management Plan				✓
19	Davies Marina to Manly Point Coastal Hazard Definition Study – Patterson Britton and Partners – April 2004				✓
20	DCP provisions (that reference the Waste Guidelines)				✓
21	Dee Why Escarpment Fire Management Plan (Warringah)				✓
22	Dee Why Headland Fire Management Plan (Warringah)				✓
23	Dee Why Lagoon Estuary Management Plan 2004				✓
24	Dee Why Lagoon Fire Management Plan (Warringah)				✓
25	Dee Why Lagoon Wildlife Refuge Plan of Management				✓
26	Dee Why Town Centre Masterplan		✓	✓	
27	Dee Why Town Centre Summary of PARAMICS Modelling, WSP Parsons Brinckerhoff, 8 April 2016		✓		
28	Dee Why Town Centre Traffic Model Update, Traffic Modelling Report, GHD - 20 March 2014		✓		
29	Dee Why Town Centre Traffic Study, GTA Consultants, 5 March 2008		✓		
30	Delivery Program 2018-2021 - Operational Plan and Budget 2018/19				
31	Development Analysis of 'E' & 'F' Precincts in Abandoned Warringah Transport Corridor – Environmental Resources Management – October 2000				✓
32	District Park Plan of Management			✓	
33	Draft Brookvale Structure Plan & Report, Hames Sharley, 2017		✓	✓	
34	Draft Ingleside Biodiversity - Part B Assessment (DPE 2016)				✓
35	Draft Ingleside Biodiversity - Part C Assessment (DPE				✓

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
	2016)				
36	Draft Ingleside Water Cycle Management and Flooding Assessment (DPE 2016)				✓
37	Draft Ingleside Biodiversity - Part A Assessment (DPE 2016)				✓
38	Draft Ingleside Riparian Corridors Assessment (DPE 2016)				✓
39	Draft Manly Destination Management Plan (tourism)		✓		
40	Draft Manly Lagoon Floodplain Risk Management Study and Plan				✓
41	Draft Manly to Seaforth Flood Study				✓
42	Draft Mona Vale Place Plan, September 2016 (withdrawn)		✓		
43	Draft My Place: Avalon Place Plan			✓	
44	Draft North Narrabeen Masterplan		✓		
45	Draft Northern Beaches Environmental Sustainability Strategy 2018				✓
46	Draft Northern Beaches Urban Forest Plan			✓	
47	Draft Northern Beaches Walking Plan			✓	
48	Draft Pittwater Bike Plan		✓	✓	
49	Draft Ingleside Bushfire Protection Assessment (DPE 2016)				✓
50	Draft Ingleside On-site Effluent Subdivision Assessment (DPE 2016)				✓
51	East Esplanade Masterplan		✓		
52	Economic Impact Assessment – Balgowlah Industrial Estate, Urbis, September 2015		✓		
53	Elanora Heights Masterplan		✓		
54	Event Waste Management Guidelines (Northern Beaches)				✓
55	Feasibility Study – Mona Vale Performance Space 2018			✓	
56	Fees and Charges				
57	Fitzpatrick Reserve Fire Management Plan (Warringah)				✓
58	Forestville Park Fire Management Plan (Warringah)				✓
59	Forty Baskets Coastal Hazard Definition Study – Patterson Britton and Partners – May 2003				✓
60	Free Access to Kimbriki				✓
61	Frenchs Forest Aboriginal and Non-Aboriginal Heritage			✓	

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
	Study by Artefact				
62	Frenchs Forest Affordable Housing Demand Study, SGS, 2017			✓	
63	Frenchs Forest Analysis Report, Hames Sharley, 2016		✓	✓	
64	Frenchs Forest Economic & Hospital Factors, MacroPlan Dimasi, 2017		✓		
65	Frenchs Forest Feasibility Assessment, MacroPlan Dimasi, 2017		✓	✓	
66	Frenchs Forest Market Grounding, MacroPlan Dimasi, 2017		✓		
67	Frenchs Forest Precinct Employment Strategy, Macroplan Dimasi, August 2018.		✓		
68	Frenchs Forest Retail and Employment Study, MacroPlan Dimasi and Destravis		✓		
69	Frenchs Forest Retail Potential and Economic Impacts Report, MacroPlan Dimasi, 2017		✓		
70	Frenchs Forest Scenarios Report, Hames Sharley, 2016		✓		
72	Frenchs Forest Social Infrastructure Report, Cred Consulting			✓	
73	Frenchs Forest Stormwater Study, Mott Macdonald				✓
74	Frenchs Forest Sustainability Report, Flux Consultants				✓
75	Frenchs Forest Town Centre Feasibility Study, MacroPlan		✓	✓	
76	Frenchs Forest Transport Report – Consolidated Uplift Scenario Testing, Arup		✓		
77	Frenchs Forest Transport Study, Jacobs		✓		
78	Frenchs Forest Urban Tree Canopy Study, EcoLogical				✓
79	Geo-diversity and Geo-heritage Study Manly LGA Foreshores – Mayne-Wilson & Associates & Dr A Osbourne – April 2012				✓
80	Geotechnical Zoning of Manly Area – Coffey Geosciences – February 2000				✓
81	Horse Riding Trails and Facilities in Terry Hills and Duffys Forest Research Paper				✓
82	Ingleside- Affordable Housing Submission to DPE			✓	
83	Ingleside Chase Reserve – Plan of Management and application for biobanking site				✓
84	Ingleside Escarpment Bush Fire Management Plan				✓

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
	(Pittwater)				
85	Ingleside Precinct Traffic and Transport Assessment		✓		
86	Ingleside TMAS		✓		
87	Ingleside Transport Strategy		✓		
88	Ivanhoe Park Masterplan		✓		
89	Jamieson Park Fire Management Plan (Warringah)				✓
90	JJ Melbourne Hills Fire Management Plan (Warringah)				✓
91	Kimbriki 10 year strategy				✓
92	Little Manly Coastal Hazard Definition Study – Patterson Britton and Partners – May 2003				✓
93	Manly 2015 Master Plan		✓	✓	
94	Manly 2015 Master Plan Economic Assessment, Hill PDA, December 2013.		✓		
96	Manly 2015 Masterplan BIT2105 Modelling of Manly CBD (2014)		✓		
97	Manly 2015 Masterplan Car Park Demand		✓		
98	Manly 2015 Masterplan Part of the CAPEX documentation		✓		
99	Manly 2015 Masterplan Pedestrian Access Movement Plans		✓		
100	Manly Bike Plan		✓	✓	
101	Manly Carbon Neutral Policy 2014				✓
102	Manly Climate Change Risk Assessment Adaptation Report				✓
103	Manly Council Energy Efficiency Management Plan 2015				✓
104	Manly Council Youth Strategy 2014			✓	
105	Manly Dam Fire Management Plan (Warringah)				✓
106	Manly Destination Management Plan, Stafford Strategy, 2016		✓		
107	Manly Education for Sustainability Strategy 2002				✓
108	Manly Ethical Charter- Sustainability Policy				✓
109	Manly Housing & Employment Targets Report 2011		✓	✓	
111	Manly Industrial Zone Master Plan, Hassell, November 2011		✓		
112	Manly Lagoon Integrated Catchment Management Strategy and Evaluation (Manly/Warringah)				✓
113	Manly Landscape Management Plan Part 1				✓

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
	Recommendations Part 2 Background – Laceworks Landscape Collaborative				
114	Manly Ocean Beach and Cabbage Tree Bay Coastal Hazard Definition Study – Patterson Britton and Partners – May 2003				✓
115	Manly PAMP (2017)		✓		
116	Manly Parking Study – Gennaoui Consulting June 2009		✓		
117	Manly Public Spaces Design Guidelines			✓	
118	Manly Roseberry Street Traffic Modelling & PAMP		✓		
119	Manly Stormwater Control Policy				✓
120	Manly Town Centre Masterplan Modelling		✓		
121	Manly Tree Management Policy				✓
122	Manly Tree Management Strategy	✓			
123	Manly Zone 4 (Industrial) LEP Review – Pracsys – November 2009		✓		
124	Marine Parade Masterplan (Manly to Shelly walk)		✓		
125	McKay Reserve Fire Management Plan (Pittwater)				✓
126	Mona Vale Road Corridor Update (reference document)		✓		
127	MOU with Department of Education for Use of Sportsfields.			✓	
128	Mountain Biking in Warringah Research and Directions 2012				✓
129	Move – Northern Beaches Transport Discussion Paper, 2018		✓		
130	Narabeen Wetland and North Narrabeen Plan of Management				✓
131	Narrabeen Lagoon Estuary Management Plan				✓
132	Narrabeen Lagoon Foreshore Rehabilitation Plan				✓
133	Narrabeen Lagoon Plan Management 2013				✓
135	Native Fauna Management Plan for Pittwater				✓
136	Newport Village Commercial Centre Master Plan 2007		✓		
137	Northern Beaches Affordable Housing Needs Assessment 2016			✓	
138	Northern Beaches Asset Management Policy, 2018		✓		
140	Northern Beaches Asset Management Strategy 2018-2028	✓	✓		
142	Northern Beaches Coastal Erosion Policy 2016				✓

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
143	Northern Beaches Connecting Communities			✓	
144	Northern Beaches Council Affordable Housing Policy + Action Plan – June 2017			✓	
146	Northern Beaches Council Disability Inclusion Action Plan 2017-2021	✓	✓	✓	
147	Northern Beaches Digital Transformation Strategy	✓			
148	Northern Beaches Discussion Paper - Affordable Housing - March 2017			✓	
149	Northern Beaches Draft Heritage Strategy (not yet adopted)			✓	
150	Northern Beaches Draft Moveable Heritage Management Policy			✓	
151	Northern Beaches Draft Single Use Plastics Policy				✓
152	Northern Beaches Draft Urban Forest Plan				✓
153	Northern Beaches Events Management Policy (Manly)				✓
154	Northern Beaches Events Strategy 2018			✓	
155	Northern Beaches Flood Risk Management Policy				✓
156	Northern Beaches Hospital Precinct and Ingleside Utility Service Studies		✓		
157	Northern Beaches Hospital Precinct Structure Plan, 2017		✓	✓	✓
158	Northern Beaches Open Space Report, Parkland Planners			✓	
159	Northern Beaches Place Making Framework, 2017/2018			✓	
160	Northern Beaches Sportsground Strategy			✓	✓
161	Northern Beaches Sportsgrounds Needs Analysis, Otium Planning Group, December 2016			✓	
162	Northern Beaches Water Management Policy				✓
163	Operational Plan				
164	Oxford Falls Valley and Belrose North Strategic Review			✓	
165	Pittwater Building Communities			✓	✓
166	Pittwater Climate Change Policy 2015				✓
167	Pittwater Climate Change Risk Assessment 2012				✓
168	Pittwater Economic Development Plan 2012-2016 (including 7 discussion papers)		✓		
169	Pittwater Estuary Management Plan				✓
170	Pittwater Habitat & Wildlife Corridors Strategy				✓
171	Pittwater Integrated Water Cycle Management Policy				✓
172	Pittwater Local Planning Strategy 2011		✓	✓	✓

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
173	Pittwater Native Vegetation Management Plan				✓
174	Pittwater Natural Areas Plan of Management				✓
175	Pittwater Public Space and Recreation Strategy			✓	✓
176	Pittwater Public Spaces Design Guidelines			✓	
177	Pittwater Significant Tree Policy				✓
178	Pittwater South Creek Bank Management Plan				✓
179	Pittwater Stormwater Management Strategy 2015-2019				✓
180	Pittwater Sustainability Policy				✓
181	Pittwater Vegetation History & Wildlife Corridors				✓
182	Pittwater Water Efficiency Plan 2012- Internal Operations				✓
183	Pittwater Watercourse Preservation Policy				✓
184	Pittwater Waterway Review			✓	
185	Powderworks Road Corridor Network (reference document)		✓		
186	Public Art and Memorials Policy			✓	
187	Queenscliff Lagoon Masterplan		✓		
188	Red Hill Fire Management Plan (Warringah)				✓
189	Report to Manly Council on Additional Geotechnical Assessment for Coastline Hazard Definition Study between Forty Baskets Beach Balgowlah and Spring Cove Manly				✓
190	Review of Floor Space Ratio and Height Planning Controls in the Manly Business Zone, Government Architect's Office, June 2009.		✓		
191	Scotland Island Bush Fire Management Plan (Pittwater)				✓
192	Shape 2028 - Northern Beaches Community Strategic Plan 2018 - 2028				
193	SHOROC Employment Lands Addendum, Pittwater Council, Hill PDA, January 2011		✓		
194	SHOROC Regional Employment Study, Hill PDA, 2008		✓		
195	SHOROC Visitor Economy Opportunities Paper, The Stafford Group, December 2015		✓		
196	South Creek Bank Management Plan 2008				✓
197	Stony Range Flora Reserve Fire Management Plan (Warringah)				✓
198	Sustainable Events Policy (Warringah)				✓

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
199	Threatened Bushland Reserves (Duffys Forest) Plan of Management				✓
200	Tourism in Pittwater, Emerging Issues Paper, November 2015		✓		
201	Wakehurst Parkway Flooding Study		✓		
202	Warriewood Landscape Masterplan and Design Guideline (Public Domain)		✓		
203	Warriewood Valley release area being purchased via Development Contributions Plan				✓
204	Warriewood Valley Roads Masterplan		✓		
205	Warriewood Valley strategic review report 2012 and addendum reports 2014 & 2017			✓	
206	Warriewood Wetland Plan of Management				✓
207	Warringah A Spirit of Play: Open Spaces Strategy			✓	✓
208	Warringah Bike Plan		✓	✓	✓
209	Warringah Bushland policy 2008				✓
210	Warringah Councils Ageing Strategy: Living Well Warringah 2013 – 2023			✓	
211	Warringah Councils Youth Strategy 2013-2023			✓	
212	Warringah Creek Assessments Report Card 2014/15				✓
213	Warringah Creek Management Study 2004				✓
214	Warringah DCP 2011, Chapter G4 Warringah Mall (adopted 2009)		✓		
215	Warringah Economic Development Plan 2011		✓	✓	
216	Warringah Employment Study 2013, SGS		✓		
217	Warringah Environmental Sustainability Strategy 2012 - 2022				✓
218	Warringah Housing Strategy Draft 2011			✓	

#	EXISTING STUDIES/PLANS/GUIDELINES	Infrastructure	Productivity	Liveability	Sustainability
219	Warringah Local Habitat Corridors Strategy				✓
220	Warringah Local Planning Strategy – Draft Analysis Report 2015			✓	
221	Warringah PAMP		✓		
222	Warringah Pedestrian Access and Mobility Plan				✓
223	Warringah Pittwater Bush Fire Risk Management Plan				✓
224	Warringah Protection of Waterways and Riparian Land Policy 2010				✓
225	Warringah Public Art Policy (2014)			✓	
226	Warringah Public Spaces Design Guidelines (2013)			✓	
227	Warringah Recreation Strategy 2009			✓	✓
228	Warringah Regional Multiple-Use Trail Strategy				✓
229	Warringah Street Tree Planting Policy				✓
230	Warringah Sustainability Policy				✓
231	Warringah Sustainable Transport Strategy		✓		✓
232	Warringah Threatened Bushland Reserves (Duffy Forest Ecological Community) Plan of Management 2008				✓
233	Warringah Tree Preservation Order Policy				✓
234	Warringah Urban Forest Policy				✓
235	Warringah Vegetation History and Wildlife Corridors 2005				✓
236	Waste Guidelines (that accompany the DCP)				✓
237	Waste Management at Events Policy				✓
238	Waste Management Contracts for management of waste				✓
239	Waste Minimisation for Functions and Events Approved by Council (Northern Beaches)				✓
240	Water Sensitive Warringah Strategic Plan				✓

Appendix 2 – Consolidated Health Check