



Local Strategic Planning Statement (Towards 2040) – Progress Report 2020/21

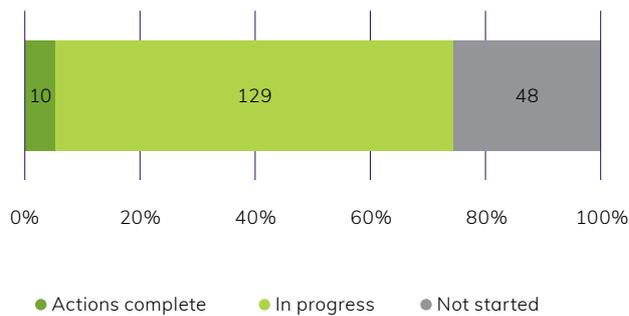


Local Strategic Planning Statement (Towards 2040) – Progress Report 2020/21

Towards 2040 was adopted by Northern Beaches Council in February 2020. It guides our land use planning for a 20-year period and is aligned to the Sydney North District Plan.

Towards 2040 has 187 actions for implementation in the short, medium, and long term across nine Directions and 30 Priorities. Progress to 30 June is at Figure 1, with 10 actions completed (5%)

Figure 1
LSPS actions progress in 2020/21



Many actions relate to the preparation of the new Northern Beaches Local Environmental Plan (LEP) and Development Control Plan (DCP). This will replace the current four LEPs and DCPs across the Northern Beaches, and provide the key rules for future planning and development.

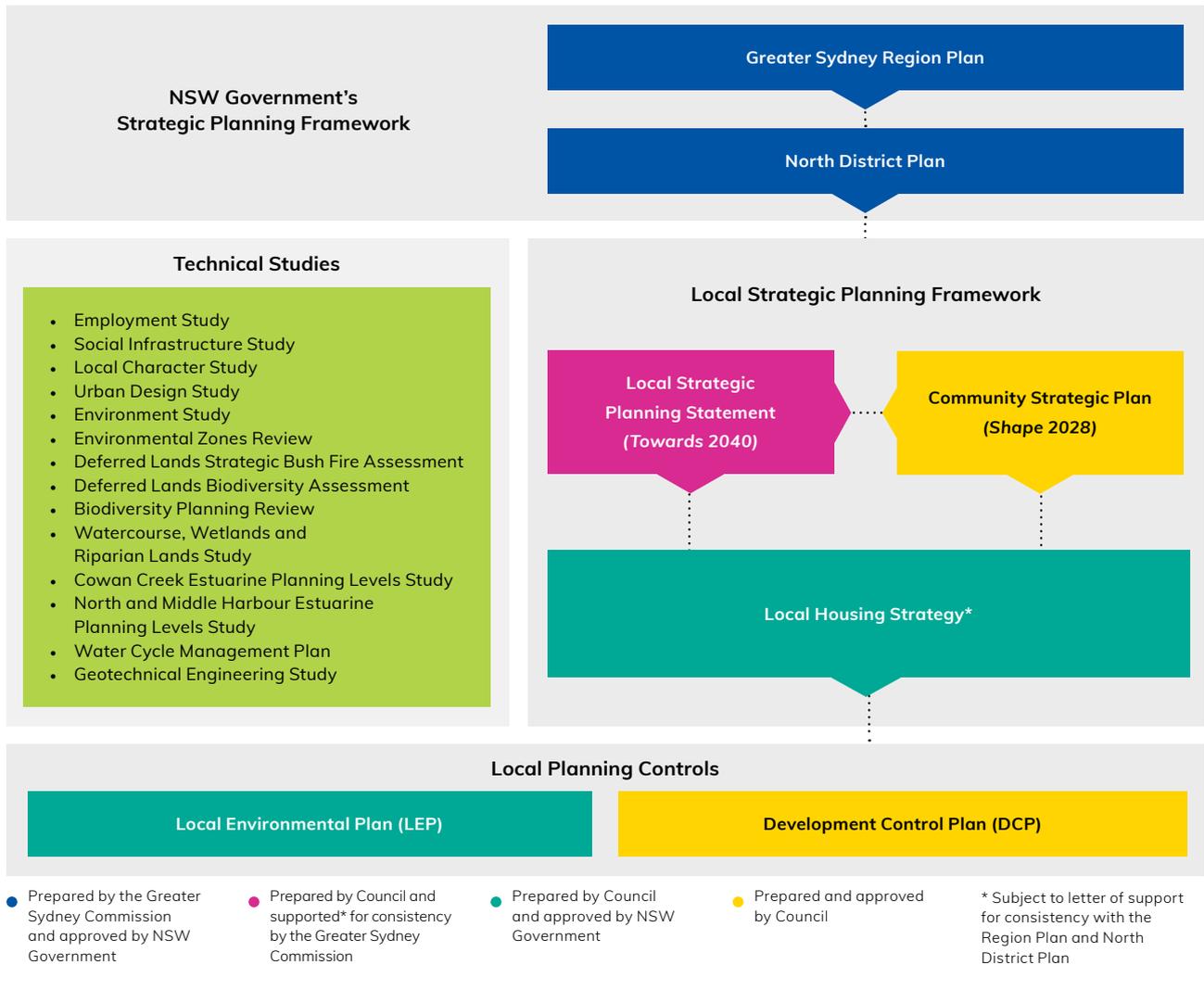
A LEP/DCP Discussion Paper commenced public exhibition 25 June 2021. This is the next step in engaging with the community on the new LEP and DCP, which aligns to many of the LSPS actions.

Several technical studies are being finalised to inform this work (see Figure 2) including environmental and planning studies (urban design, character, social infrastructure and employment studies). The majority of these will be released in 2022. Following completion of these technical studies, and consideration of Discussion Paper submissions, a draft LEP and DCP will be prepared for public exhibition in 2022.

Many actions will also be addressed in Council's Place Planning Program. Progress on the program this financial year includes:

- Avalon Place Plan – exhibition period completed and review of submissions underway
- Manly Place Plan - consultants engaged and expressions of interest sought for community reference groups
- Mona Vale Place Plan - \$250,000 in grant funding obtained from the Department of Planning, Infrastructure and Environment
- Centre Investigation Areas identified in the Local Housing Strategy, including Mona Vale, Dee Why, Manly Vale and Narrabeen along the existing B-Line, and Forestville and Beacon Hill subject to the future potential B-Line.

Figure 2
Local and State planning frameworks





Progress across the nine Directions of the LSPS:

Landscape

Priorities

1-6

39

Actions

1

Completed

30

In progress

8

Not started

A range of studies have been progressed to identify measures to better protect the landscape in the new LEP and DCP. These include an overarching Environment Planning Study supported by technical studies including the Biodiversity Planning Review, Watercourse, Wetlands and Riparian Lands Study, Estuary Planning Levels studies for Cowan Creek and North and Middle Harbour, the Water Cycle Management Plan and Geotechnical Engineering Study. These studies will inform environmental planning controls including environmentally sensitive areas as well as the future direction of environmental, rural, waterway and recreational zones.

The above studies will also inform future planning for the Metropolitan Rural Area (MRA) and future MRA investigation area, as part of the Greater Sydney Region Plan review (Priority 4). Council's preferred approach to limit seniors housing, boarding houses and medium density housing to urban areas is reflected in Council's Local Housing Strategy. Council is consulting with the Metropolitan Local Aboriginal Land Council (MLALC) and the Department of Planning, Industry and Environment on MLALC's proposed future development of the Lizard Rock site under the Aboriginal Land SEPP via a development delivery plan, a process governed by the Department requiring final approval by the Minister for Planning and Public Spaces.

The LEP/DCP Discussion Paper outlines the proposed approach for tree canopy protection and urban heat in the new framework including DCP provisions to align with the Vegetation SEPP.

To address open space for recreation (Priority 6), the LEP/DCP Discussion Paper outlines an approach for recreational facilities, recreational zones, and infrastructure. Further planning control recommendations will result from the social infrastructure study, urban design study and Environmental Zones Review. These will be considered alongside feedback from community and stakeholder groups on the Open Space strategy that will be the subject of broader community engagement in 2021/22. As part of implementing our Sportsground Strategy we have upgraded selected sports grounds, either through reconfiguration, drainage, and lighting improvements and/or new synthetic fields. Discussions have been held with the Department of Education for sportsground sharing so that the community can utilise school fields on weekends when free, to assist with managing the demand for playing fields.

Open space provision at Frenchs Forest will include approximately 1.5ha of new open space in the future town centre site as well as upgrades to open space at Brickpit, Akora and Rabbett reserves.

Management plans and programs are also being developed for our coast and catchments, priority ocean beaches, and collaborative management with Councils for the Hawkesbury-Nepean Estuary and Sydney Harbour.

With a strong focus on protecting biodiversity (Priority 2), Council adopted its Bushland and Biodiversity Policy and Local Priority Weed Management Plan, as well as undertaking a five year Weed Action Plan grant project. We also conduct integrated pest animal management in line with the Regional Pest Management Plan. Threatened species and wildlife corridors are being mapped, and an action plan for Bushland and Biodiversity is progressing. Council is also advancing biodiversity investment opportunities at Ingleside Chase Reserve (Biobank Agreement), Manly Warringah War Memorial Park (Biodiversity Stewardship), and some Crown lands.



Progress across the nine Directions of the LSPS:

Efficiency

Priority

7

5

Actions

0

Completed

5

In progress

0

Not started

Several sustainability measures are proposed as part of the new Frenchs Forest Precinct (see Jobs and Skills – Priority 23).

The Local Housing Strategy notes many parts of the LGA will be subject to minimal change. Consequently, Council's Place Planning program presents the greatest opportunities for precinct-scale efficiencies, renewable energy projects, circular economy outcomes, compact settlements, smart technology and infrastructure.

The LEP/DCP Discussion Paper outlines Council's approach of adopting performance standards for net zero energy buildings prepared in conjunction with the City of Sydney, industry, and government, subject to approval from the Department and outcomes of the Design and Place State Environmental Planning Policy (SEPP). For smaller scale

development, Council will consider controls that will enforce standards over and above State provisions and/or include requirements for independent sustainability certification.

As part of the new LEP/DCP Council is reviewing permissible land uses to promote a circular economy and prepare new standard controls to ensure waste from developments is appropriately managed, including for non-residential development. Water efficiency controls are being reviewed as part of the Water Cycle Management Plan. An action plan is currently being developed on Sustainable Behaviours and Environmental Education, to support our community to live more sustainably in relation to energy, waste, water, backyard habitats and liveable neighbourhoods.



Progress across the nine Directions of the LSPS: Resilience

Priority
8

11
Actions

0
Completed

10
In progress

1
Not started

The Northern Beaches Bush Fire Prone Land Map was certified by the Commissioner of the NSW Rural Fire Service in August 2020.

A Strategic Bush Fire Risk Assessment has been prepared for the deferred lands to assist in the development of LEP provisions for the area. This will be complemented by new studies including the:

- Estuarine Planning Levels Study: addressing coastal inundation at Cowan Creek and North and Middle Harbour
- Geotechnical Engineering Study: addressing geotechnical hazards including landslips, excessive settlement and groundwater issues.

Council will align with the Department's flood prone land package and model LEP clauses.

The LEP/DCP Discussion Paper outlines a proposed approach to planning

controls for urban hazards including land contamination, onsite stormwater management and fireplaces.

Council adopted a four year Climate Change Action Plan, which supports the delivery of the Environment and Climate Change Strategy. We also commenced preparing the Northern Beaches Resilience Strategy, including extensive community surveys, focus groups and workshops with subject matter experts. Further engagement and exhibition is planned for next year.

Vector-borne virus monitoring has commenced and is ongoing as an annual program. Monitoring recreational waterways for pollution is done on a reactive basis. Noise and air pollution monitoring is usually carried out for specific source-based investigations, or as part of regional studies carried out by the NSW Environment Protection Authority.

We're also exploring the potential for an Urban Night Sky Place in Palm Beach together with local businesses and other stakeholders. If feasible, this will be the first in Australia. Planning controls are also being reviewed to mitigate lighting impacts from future developments.



Progress across the nine Directions of the LSPS: Infrastructure and Collaboration

Priority

9**8**

Actions

0

Completed

6

In progress

2

Not started

Council continues to fund infrastructure improvements through a range of sources including development contributions, as outlined in the Delivery Program and annual budget.

The LEP/DCP Discussion Paper outlines Council's proposed approach to support infrastructure provision noting local controls generally only facilitate smaller scale infrastructure usually associated with non-government owned land or operators.

It is proposed to retain areas zoned for infrastructure, either SP1 Special Activities or SP2 Infrastructure, and consider other compatible uses to promote co-location and social infrastructure. It's also proposed to zone existing public and private schools and educational establishments as SP2 to ensure these facilities are identified in the zoning framework.

Council has contributed to whole-of-government precinct planning with the State-led planning projects at Ingleside (see Housing) and Frenchs Forest (see Jobs and Skills). A local contributions plan has been drafted for Frenchs Forest and is pending finalisation of traffic reports.

For the Council led Brookvale Structure Plan, State Agency and key stakeholder engagement has been undertaken in accordance with the Project Engagement Strategy. Opportunities for Special Infrastructure Contributions will be explored once a draft is finalised.

Council continues to operate the 7.11 plans for Dee Why and Warriewood and a 7.12 plan for the remaining LGA. We have prepared a submission to the NSW Government's Infrastructure Contributions Reforms seeking to increase the range of essential infrastructure applicable under 7.11 (e.g. green and sustainable infrastructure), and to increase the maximum permitted development contributions under 7.12 where required.

The land use and infrastructure implementation plan is scheduled to commence in 2021/22 and will look to incorporate infrastructure findings from the Social Infrastructure Study, Employment Study and Brookvale Traffic Studies.

Opportunities for new funding mechanisms will be explored in the land use and infrastructure implementation plan, Place Planning Program and through implementation of a Property Strategy and governance framework.



People

Priority
10-14

37
Actions

2
Completed

25
In progress

10
Not started

The LEP/DCP Discussion Paper addresses a range of needs around educational facilities, social infrastructure, social impacts, crime prevention, universal access, adaptable housing and accessible car parking.

Council has also progressed several related strategies, with the Children’s Services Strategy and Community Centres Strategy already adopted, and a draft Social Sustainability Strategy publicly exhibited. Investigations into the Social Infrastructure Study and Library Strategy have commenced with these documents to be made available in 2021/22. These studies will be used to inform new planning provisions and Council’s Place Planning Program.

The new Frenchs Forest precinct will include a new, relocated high school and over 9,000m² within the town centre for community facilities, indoor sport, childcare and a library. It will also meet a range of Green Star liveability criteria.

To support opportunities and partnerships to bring a university and/or more tertiary education options to a strategic centre, over 8,000m² has been allocated to universities, training and research in the new Frenchs Forest Precinct. Further opportunities could be explored as part of the Brookvale Structure Plan.

Council is also engaging with State agencies on community projects including high schools at Freshwater and Cromer. A Memorandum of Understanding for shared use was signed in 2021 with Schools Infrastructure NSW.

Council exhibited a draft Destination Management Plan (Destination Northern Beaches), and adopted the Public Space Vision and Design Guidelines. Our Place Planning Program will investigate opportunities to enhance the night-time economy and arts and creative opportunities to grow place vibrancy.

Council continued to implement the Arts and Creativity Strategy, and is investigating new planning controls for public art in private developments as currently applies in Dee Why. New creative spaces were provided at the new Avalon Workshop and Mona Vale Creative Pop Up - these are now operating with the studio occupied, and well-attended workshops, receiving positive community feedback. To help address other social infrastructure needs for the long term, a Property Strategy is in preparation and will undergo community engagement next year.

Since hosting the Northern Beaches Homelessness Roundtable and collating a subsequent Directions paper in 2019, Council has collaborated with the NSW Government, Community Northern Beaches, Mission Australia, and Bridge Housing to establish the Northern Beaches Homelessness Interagency Group and the Northern Beaches Case Coordination Group (CCG). Two Homelessness Street Counts have been undertaken and the results showed a 20% reduction in rough sleeping from 2020 to 2021. The program has assisted in housing 43 people into social housing, private rental and support accommodation since the CCG started. The Council’s Homeless Persons Protocol is currently under review to keep up to date with the NSW Homeless Persons Protocol.



Progress across the nine Directions of the LSPS: Housing

Priority

15-16

12

Actions

0

Completed

12

In progress

0

Not started

Council's Local Housing Strategy (LHS) was adopted in April 2021 and has been forwarded to Department of Planning, Industry & Environment for approval. It identifies a need for 12,000 new homes to 2036. However, the majority of the new homes will be provided via capacity that already exists under current planning controls supported by the new development planned at Frenchs Forest and Ingleside precincts.

Council's new LEP will address housing diversity in Housing Diversity Areas, where dual occupancies, seniors housing and boarding houses will be permitted in limited locations. Centre Investigation Areas will also be established through precinct planning for future LEPs to ensure infrastructure is aligned with growth.

The urban design study is also progressing built form controls for a range of matters including street activation in centres, communal spaces, adaptable housing and universal design.

Affordable Housing

The LHS identifies a target to meet demand for an additional 1,884 social and affordable dwellings over the next 20 years. An Affordable Housing Action Plan will be developed to set out a plan to achieve this.

The LEP/DCP Discussion Paper outlines a varied approach to affordable housing types in the comprehensive LEP including: boarding houses, secondary dwellings, group homes, hostels, seniors housing and affordable housing.

Other essential efforts undertaken by Council to address Affordable Housing included:

- an amendment to the Voluntary Planning Agreement Policy in December 2019 to include "affordable housing" as a voluntary contribution type
- working with the NSW Government to identify measures to improve social housing in the LGA
- documents drafted for public exhibition in 2021/22, to initially apply to the Frenchs Forest Planned Precinct and extend to other areas that propose increased residential density:
 - o Affordable Housing Contribution Scheme prepared in accordance with State Environmental Planning Policy No.70 (SEPP70)
 - o Draft Affordable Housing Tenancy Guidelines for the allocation and management of tenancies in Council's Affordable Housing Portfolio.



Great places

Priority

17-18

8

Actions

2

Completed

6

In progress

0

Not started

Local Character and Place

Council implemented a Design and Sustainability Advisory Panel to review large scale developments and ensure design excellence. This panel will also be used to review the draft urban design study that will inform the new LEP and DCP and key provisions including design excellence.

The urban design study is investigating built form and landscape controls to ensure good design in private developments and the public domain. It will be made available with the draft LEP/DCP controls. The Local Character Study will include local character statements for key areas and be placed on public exhibition early 2022.

Heritage

The Moveable Heritage strategy adopted by Council in 2019 seeks to identify, record and protect items of moveable heritage held and owned by Council, including memorials and monuments. Work has commenced on preparing a comprehensive Northern Beaches Council Moveable Heritage Register.

We continue to educate and support the community on heritage matters. The Aboriginal Heritage Office in Freshwater operates an Aboriginal Heritage Museum and Keeping Place which is open to the community. Our existing heritage advisory service supports the community and owners of heritage listed properties through access to Council's heritage planners and a heritage advisor. Financial support is also offered annually to heritage owners via small grants to undertake essential maintenance works.

The LEP/DCP Discussion Paper outlines the proposed approach to consolidate and improve DCP controls for heritage items and archaeological sites including controls for ancillary development such as fencing or signage. It also highlights Council's intent to review existing heritage controls for heritage conservation areas including Manly Town Centre and Manly Pittwater Road and consider mapping items that contribute to heritage significance (e.g., buildings, fences or gardens).

Council also continues to manage publicly owned heritage items. This has recently included preparation of a conservation management plan for the State listed Ivanhoe Park, securing grants for upgrades to Ivanhoe Park and Currawong and the preparation of heritage reports for tidal pools.



Progress across the nine Directions of the LSPS: Connectivity

Priority

19-21

19

Actions

0

Completed

7

In progress

12

Not started

The coordination of land use with transport is essential and will be further investigated in the preparation of the land use and infrastructure implementation plan.

Traffic studies will be undertaken on a precinct basis as part of Council's Place Planning Program, with the Brookvale-Dee Why transport study now complete and under review by Transport NSW.

The LEP/DCP Discussion Paper outlines the proposed approach to reduce car parking requirements and set maximum parking rates for development in strategic centres to encourage public and active transport options, and options for car share, electric vehicle charging, bicycle parking, green travel plans and end of trip facilities.

Council continues to implement its Transport Strategy, MOVE which sets the strategic long-term goals for Council and supported by several transport action plans. So far, Council has adopted and commenced implementing the Walking, Bike and Road Safety plans. Other transport plans to come include Parking, Freight and Public Transport plans.

Our active travel program is progressing well, with shared paths in Queenscliff and Allambie Heights completed, along with line marking on the shared path along Manly beachfront.

Council's Road Safety Officers are working with Traffic Engineers to install signs and lines around schools that were identified during road safety audits. This is to support the Active to School initiative and encourage walking and cycling to school. Council secured Federal stimulus funding to improve pedestrian access to schools across the Northern Beaches. Consultation with schools is occurring as part of that project.

Smart parking trials have resulted in smart infrastructure being available at key locations, enabling customers to find available parking spaces on an App, to optimise the use of parking for recreational and shopping needs.



Progress across the nine Directions of the LSPS: Jobs and skills

Priority

22-30

48

Actions

5

Completed

28

In progress

15

Not started

With a view to activating places in our villages, Council has established working groups to prepare and implement activation plans. These will be prepared in partnership with businesses and the community, initially within the commercial centres of Mona Vale, Forestville, and Newport.

The employment study has been drafted for engagement in the next financial year. The LEP/DCP Discussion Paper includes recommendations from this work including the proposed approach to business and industrial zones and to support different industry sectors. Community feedback will inform an Economic Development Strategy commencing in 2021/22.

The urban design study is investigating measures to improve amenity, built form and design of centres and non-residential and mixed-use buildings.

For mixed-use developments in town centres, the LEP/DCP Discussion Paper is seeking feedback on provisions to protect and incentivise commercial floor space.

Frenchs Forest Strategic Centre

Council finalised planning documentation to support potential rezoning, including the DCP. The DCP was released with the NSW Government's draft Frenchs Forest Place Strategy, which aims to deliver Stage 1 of Council's Structure Plan. The Stage 1 work proposes:

- new public open space and a tree canopy cover of up to 30%
- up to 15% affordable housing in the town centre and 10% in surrounding areas
- design excellence through requirements for a range of building heights and variety of architectural articulation outlined with maximum heights and floor space ratios in the LEP. The DCP specifies that concept development applications be lodged with a Design Excellence strategy, in accordance with Council's Design Excellence Guidelines
- a low-carbon precinct with high efficiency in energy, water, and waste. This will be demonstrated through the Green Star Communities rating and development requirements.

Aquatic Reserve is no longer being planned as an education and recreation precinct as the school is now being relocated to 187 Allambie Road, Allambie Heights.

Brookvale Strategic Centre

Brookvale plays a critical role for the Northern Beaches and beyond. Its industrial areas maintain our urban services and drive our economy. The LEP/DCP Discussion Paper outlines proposed amendments to permitted land uses within Industrial and Business zones that will impact Brookvale, and an LEP building height for Warringah Mall as currently applies in the DCP.

Council will review the Brookvale Structure Plan for further opportunities to optimise its growth as an employment centre and commercial focus for the LGA. It has also been identified as a Centre Investigation Area for low-rise medium density housing within 800m of the centre.

Dee Why Strategic Centre

The Dee Why Master Plan 2013 is being implemented through new planning controls that came into force in February 2020. For public works, progress this year included streetscape upgrades on Pittwater Road between St David's Avenue and The Kingsway. The new St David Avenue Park is nearing completion and community consultation is continuing on the design for Triangle Park North. The possible redevelopment of the Howard and Oaks Avenue car park, and a new civic hub, have been examined and found to be unfeasible in the short to medium term.

The LEP/DCP Discussion Paper outlines some proposed changes to permitted land uses within the B4 Mixed Use zone that comprises Dee Why Town Centre, in line with early findings of the employment study.

Dee Why has also been identified as a Centre Investigation Area for low-rise medium density within 800m of the centre.

Manly Strategic Centre

The LEP/DCP Discussion Paper outlines proposed changes to the B2 Local Centre zone that comprises Manly Town Centre, in line with early findings of the employment study.

Preparation of the Manly Place Plan has commenced and will respond to LEP studies, Thematic History Study, West Esplanade Heritage Activation Plan, Destination Management Plan and night-time economy needs.

For the nearby Manly Hospital site, progress has been made with a Planning Proposal lodged for the entire site, as well as construction commencing on the Adolescent and Young Adult Hospice. This hospice will provide 15 to 24-year-old patients with life-limiting illness a contemporary facility that offers respite care, symptom management or end of life care.

Mona Vale Strategic Centre

Council has received a \$250,000 grant to prepare the Mona Vale Place Plan. The LEP/DCP Discussion Paper outlines proposed changes to the B4 Mixed Use and IN zones that comprises the town centre in line with early findings of the employment study.

Employment Zones

The employment study has undertaken a strategic review of industrial and urban services land with preliminary findings outlined in the LEP/DCP Discussion Paper. The Paper describes proposed changes to permitted land uses within various Business Employment zones and Industrial zones.

Tourism

A draft Destination Management Plan was exhibited, and findings will be presented to Council next year. Tourism opportunities will also be reviewed in Council's Place Planning Program, particularly for Manly.

The LEP/DCP Discussion Paper outlines a proposed approach to supporting tourism based on preliminary findings from the employment study and Destination Management Plan. This includes retention of the existing SP3 tourism zone at Manly and the Narrabeen caravan park and zones that support tourist and visitor accommodation.

The 36km Manly to Palm Beach Coast walk will be a spectacular tourism drawcard and is expected to be completed in 2022. This year a section through Whale Beach was completed. Public Art and Indigenous contributions along the walk are in the planning stage.

Night-time economy

Opportunities to enhance the night-time economy will be considered on a precinct basis as part of Council's Place Planning Program.

The NSW Government's draft Frenchs Forest Place Strategy aims to address the needs of shift workers at the hospital and provide a mix of shops, restaurants, cafes and places for people to gather or relax, day and night.

Council is preparing a night-time economy plan for the Manly Place Plan to broaden the range of night-time activities. It will include a review of late-night venue controls in Manly DCP and new location-specific LEP and DCP controls. Mechanisms to manage and monitor the night-time economy will also be considered, such as reviewable conditions of consent and events approval processes.