

Towards 2040

Draft Local Strategic Planning Statement
Overview



northern
beaches
council

September 2019

A 20 year land-use planning vision for
the **Northern beaches**

Overview

The planning system helps us manage change by guiding how we develop land. It encourages positive change while protecting the characteristics that make great places.

Towards 2040, is the Northern Beaches Council's first local strategic planning statement. It is our commitment to making the Northern Beaches an even better place to live 20 years from now. It will help guide future land-use decisions for housing, employment, transport, recreation, environment and infrastructure through a set of strategic planning directions that build on the strengths and opportunities for the Northern Beaches as well as addressing key issues and challenges.

Towards 2040

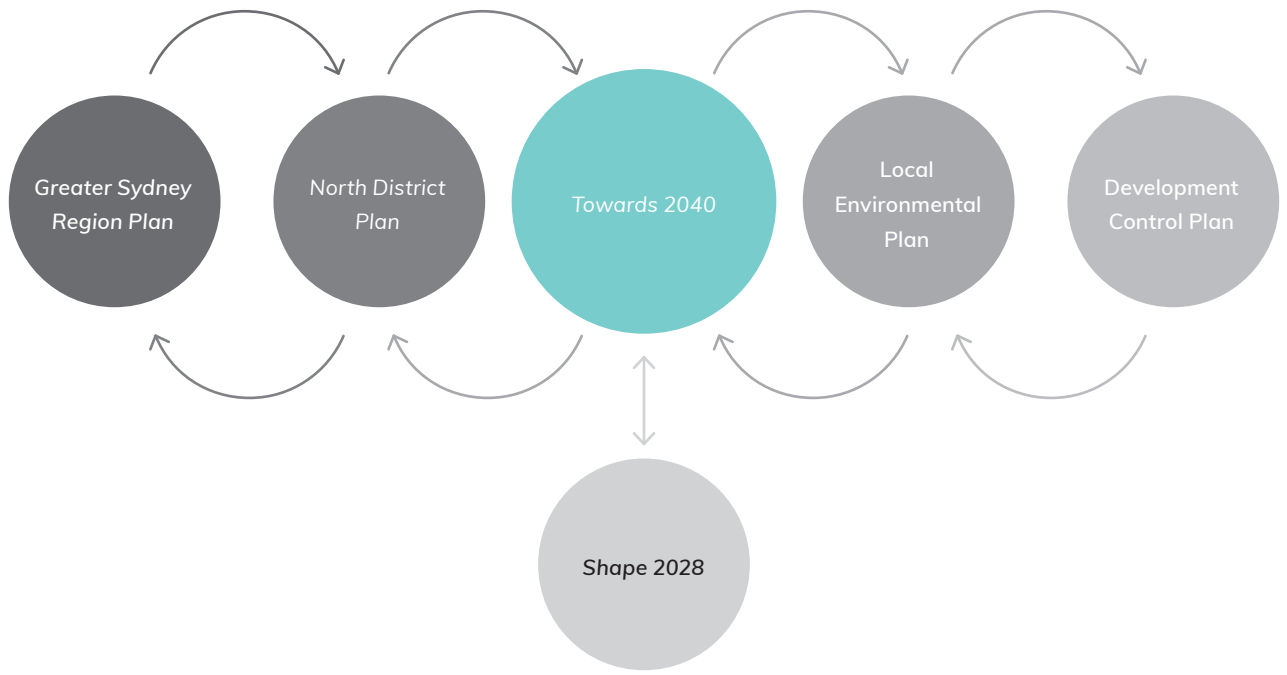
- Identifies the local planning context and how the Northern Beaches is expected to change.
- Provides a local response to the NSW Government's planning priorities and actions in the District Plan.
- Establishes a 20-year vision for land-use planning as well as priorities, principles, actions and measures that outline how local strategic planning will manage that change to achieve desirable outcomes.
- Forms the basis of collaboration and advocacy on planning issues with the NSW Government.
- Guides future changes to planning controls, including those sought by proponents through planning proposals.

It will inform Council's new Local Environmental Plan (LEP) and Development Control Plan (DCP) and a broader framework of Council policies and strategies.

Towards 2040 reflects local values and aspirations, building on the 10-year vision set out in the Community Strategic Plan, Shape 2028.

Towards 2040 aligns with higher level plans including the Greater Sydney Commission's (GSC) *Greater Sydney Region Plan – A Metropolis of Three Cities* (Region Plan) and the *North District Plan* (District Plan). It presents a clear line-of-sight and connection between these metropolitan and district plans and what this means at the local level.

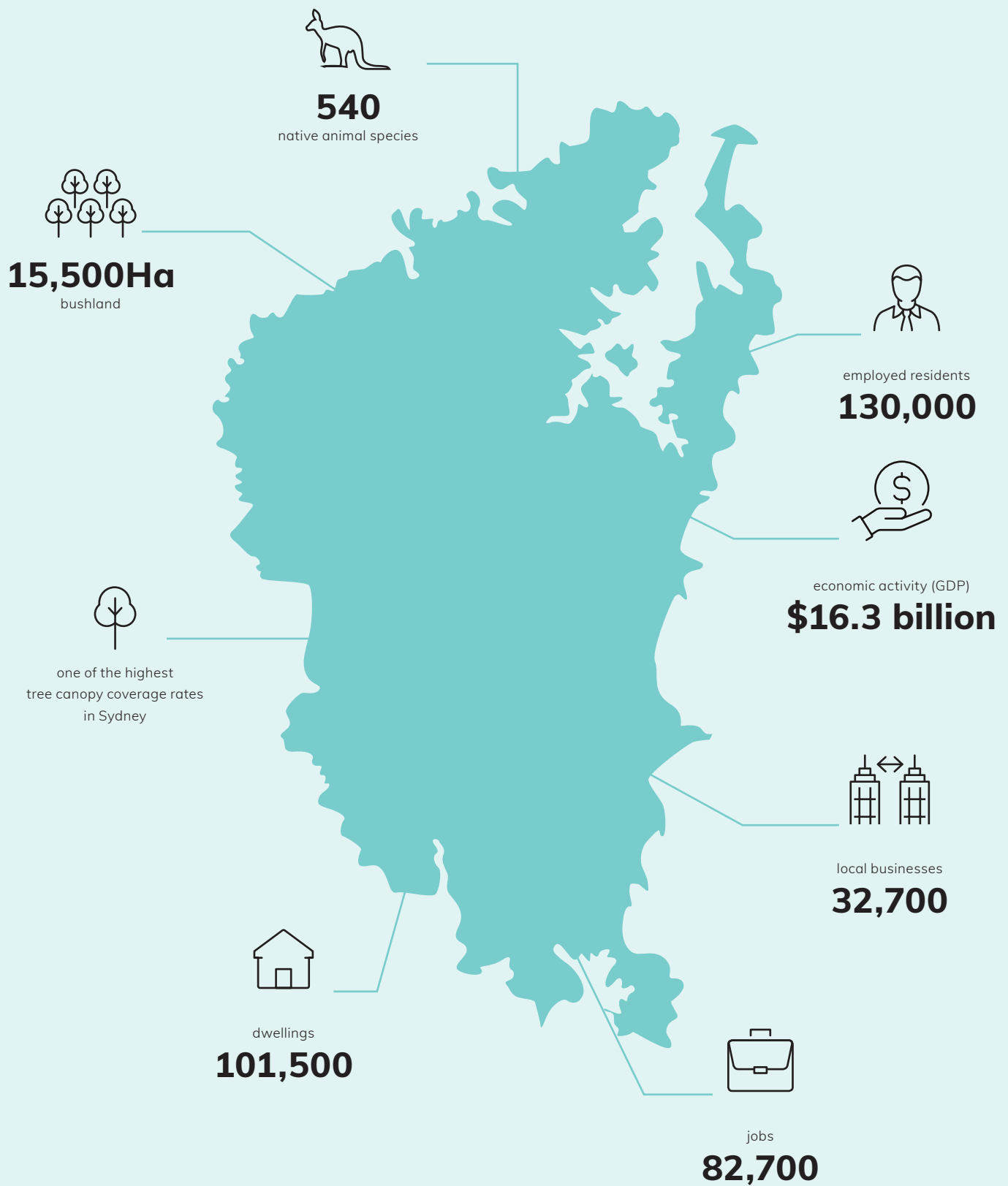
This overview identifies the Northern Beaches local context, the changes that need addressing, key findings from community engagement and a summary of the Towards 2040 vision and planning priorities.



Mona Vale



The Northern Beaches today





27,000

more people



9,900

more jobs



6,650

more people using public transport
for travel to work



6,900

new homes



14,300

more workers



a loss of tree canopy
and a changing climate

A unique Northern Beaches



10%

young adult²



19%

youth¹



38%

couples with children¹



43%

retirees and mature adults¹

56%

detached dwellings¹



54%

of our residents work on
the Northern Beaches



67%

of people travel
to work by car¹



38%

of local jobs are in
population-serving industries¹



36%

of our residents are employed
in knowledge-intensive jobs³



#6

largest regional
economy in NSW



representing

2.9%

Gross State Product



2nd

highest number of businesses
of all LGAs in NSW, second to
City of Sydney

1/3

of the North District's
industrial land, with Brookvale
the largest industrial precinct
in the North District.

Frenchs Forest is the

4th largest (developed)
business park in Greater Sydney

¹ higher than North District and Greater Sydney, ² lower than North District and Greater Sydney, ³ higher than Greater Sydney, lower than North District

More change to come



+39,000
additional people
by 2036



More people living
in **higher density**
housing types



+11,200
additional
dwellings
by 2036



+10,000 social
and affordable
dwellings **needed**
by 2036



Around
7,000-13,000
more jobs in
strategic centres
by 2036



A new strategic
centre at Frenchs
Forest



Growing number
of retirees and
mature adults



Large
youth cohort
to transition into
young adults



25% public
transport trips
by 2038



NSW Government
target of net zero
emissions by 2050

Key planning challenges for the Northern Beaches



Protecting the
environment



Housing
affordability
and suitability



Service provision
for changing
demographics



Loss of urban
services land and
industrial land



Retaining young
people



Mismatch of jobs
and skills



Limited local
higher education
opportunities



Limited public
transport



Climate change
adaptation
and resilience

Vision

Our vision is for a Northern Beaches that is:



Sustainable

With a healthy and protected natural environment, Council champions sustainable built environments, an extensive urban tree canopy and green, cool urban areas. The environment and community is resilient to urban and natural hazards and climate change.



Liveable

With great places and built forms that exhibit design excellence and complement local character and heritage. Housing is diverse and affordable and local places are friendly and inclusive. The community can easily access artistic, creative, sporting and recreational opportunities and the services and facilities that support their health and wellbeing.





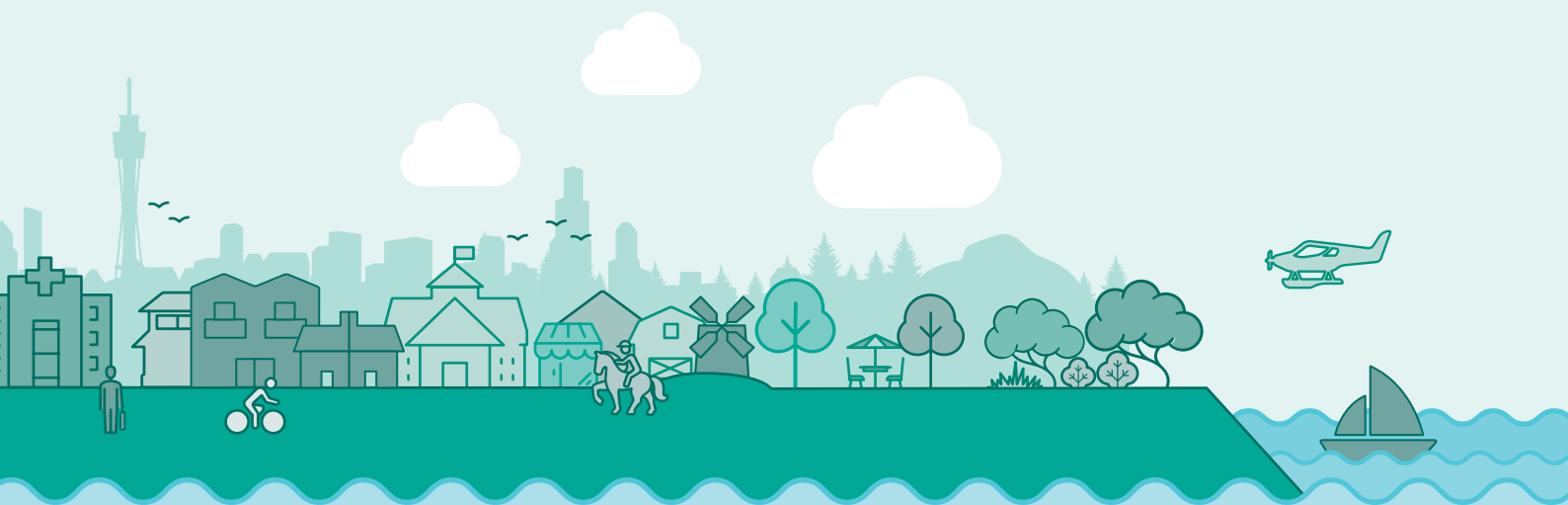
Connected

By four fast and frequent public transport corridors, that link to the rest of Greater Sydney, supported by safe and convenient walking and cycling paths and innovative and emerging transport technology, making it possible to live without a car and access more services and opportunities within 30 minutes.



Productive

With a thriving local economy and a sustainable mix of employment and industrial lands and vibrant and enlivened centres.



Structure Plan


The structure plan is a visionary plan that sets out the strategic framework for the next 20 years.



Legend

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

Regional community facilities

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

Brookvale

Planning priorities

Towards 2040 contains 30 planning priorities that will guide land-use planning and help achieve the Northern Beaches vision:

	Landscape
1	Healthy and valued coast and waterways Ensuring coastal areas and waterways including Pittwater, Sydney Harbour and Hawkesbury River and creeks, wetlands and lagoons, are healthy, resilient, valued and enjoyed by the community. Ensuring waterways are managed as part of an integrated system; connecting built, natural and cultural elements
2	Protected and enhanced bushland and biodiversity Protecting and enhancing bushland and biodiversity including local native plants, animals and ecosystems, including core habitat and wildlife corridors
3	Protected scenic and cultural landscapes Identifying and protecting unique scenic and cultural landscapes, especially views from the public realm. This includes escarpments, ridgetops, bushland, coastal headlands and beaches, waterways and buildings and skylines of scenic and cultural importance
4	Protected Metropolitan Rural Area Recognising the Metropolitan Rural Area as a buffer to our national parks, supporting environmental conservation, Aboriginal heritage, rural industry and lifestyle properties, recreation and tourism, critical infrastructure and employment
5	Greener urban environments Increasing the urban tree canopy and green cover as well as improving connections to green space as measures to build resilience to the urban heat island effect
6	High quality open space for recreation Improving the provision, diversity and quality of open space for recreation that meets the demand of new and growing communities
	Efficiency
7	A low-carbon community, with high energy, water and waste efficiency Reducing emissions and increasing efficiencies in managing energy, water and waste, especially in the built environment
	Resilience
8	Greater community resilience to natural hazards and climate change Building resilience in the community and natural and built environment and fostering connected and sustainable communities that are resilient to natural hazards and climate change
	Infrastructure and collaboration
9	Infrastructure delivered with employment and housing growth Providing new and upgraded infrastructure while also locating and sequencing new development in areas supported by infrastructure (e.g. public transport, schools and open space) for a strong and sustainable community. This will be achieved through partnerships across all levels of government, our community and stakeholders

	People
10	World-class education facilities, including a university Increasing local education opportunities including the establishment of a university campus in a strategic centre, to fill the gap of local higher education opportunities
11	Community facilities and services that meet changing community needs Planning for libraries, community centres, childcare, recreation facilities, healthcare and other services that are critical for our resident's quality of life. This includes shared and joint use and establishment of hubs (e.g. co-locating community services and facilities) in strategic centres
12	An inclusive, healthy, safe and socially connected community Supporting opportunities for healthy and happy communities that inspire social interaction, resilience and inclusion and improved health and wellbeing
13	Strong engagement and cooperation with Aboriginal communities Meaningfully empowering the Aboriginal community in the future of the Northern Beaches
14	An artistic, creative and innovative culture Supporting a network of arts, culture and creativity to promote social cohesion, reduce social exclusion and isolation and enhance community safety and the local economy
	Housing
15	Housing supply, choice and affordability in the right locations Planning for housing supply and choice in the most suitable locations to make the area a more affordable and liveable place for current and future residents
16	Access to quality social and affordable housing Working with NSW Government and stakeholders to address the limited supply of social housing and affordable rental housing on the Northern Beaches
	Great Places
17	Centres and neighbourhoods designed to reflect local character and lifestyle Enhancing local places through place-based design, design excellence, and building on valued local characteristics, village feel and local lifestyle
18	Protected, conserved and celebrated heritage Protecting Aboriginal and European heritage that contributes to the quality of the built and natural environment and community wellbeing
	Connectivity
19	Frequent and efficient regional public transport connections Delivering four frequent and efficient public transport corridors in and out of the Northern Beaches to reduce car dependence

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Sustainable local transport networks

Making it easier to walk, cycle and catch transport (e.g. local buses, Keoride, UberPool) to access centres and the regional public transport network (e.g. B-Line and ferry). It also focuses on using technology and innovative solutions to move around more efficiently with less impact on our environment

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Road space and facilities to match changing community needs

Using existing roads more efficiently to create safer environments, improve amenity and move more people, goods and waste within limited available space (e.g. more pedestrianised walkways in centres, dedicated bus lanes or separated cycle ways on key routes)

**Jobs and skills**

22

Jobs that match the skills and needs of the community

Supporting more jobs closer to home that match the skills of residents thereby reducing the need to commute. It also supports innovative industry clusters that leverage off key strengths, such as tech and start-ups

23

Frenchs Forest as a sustainable health and education precinct

Supporting Frenchs Forest in becoming a well-connected, great place to live, socialise, learn and work with a variety of housing and employment options integrated with the area's bushland character. It will be a low-carbon precinct, demonstrating best practice in energy, water and waste efficiency

24

Brookvale as an employment and innovation centre

Supporting Brookvale strategic centre as an employment-based centre with a revitalised Pittwater Road, good walking, cycling and public transport connections, including green links to the bush and sea that make Brookvale a great place to live and work

25

Dee Why as a thriving cosmopolitan centre by the sea

Supporting Dee Why strategic centre as a mixed-use centre by the sea. Improvements to Dee Why will support a mix of business, community, civic and residential uses as well as a vibrant night-life

26

Manly as Sydney's premier seaside destination

Supporting Manly strategic centre as a well-connected cultural, tourist, retail and entertainment precinct that services residents as well as local and international visitors

27

Mona Vale as the contemporary urban heart of the north

Supporting Mona Vale strategic centre as the urban heart of the northern peninsula. Mona Vale will continue to support a local, coastal character with a village atmosphere, and service our unique remote communities and coastal villages including Newport, Avalon and Palm Beach

28

Safeguarded employment lands

Ensuring employment lands, such as industrial areas and business parks, are safeguarded from non-compatible uses and are utilised more efficiently

29

A thriving, sustainable tourism economy

Supporting growth of a strong tourism and visitation economy whilst protecting and maintaining quality of life for the local community

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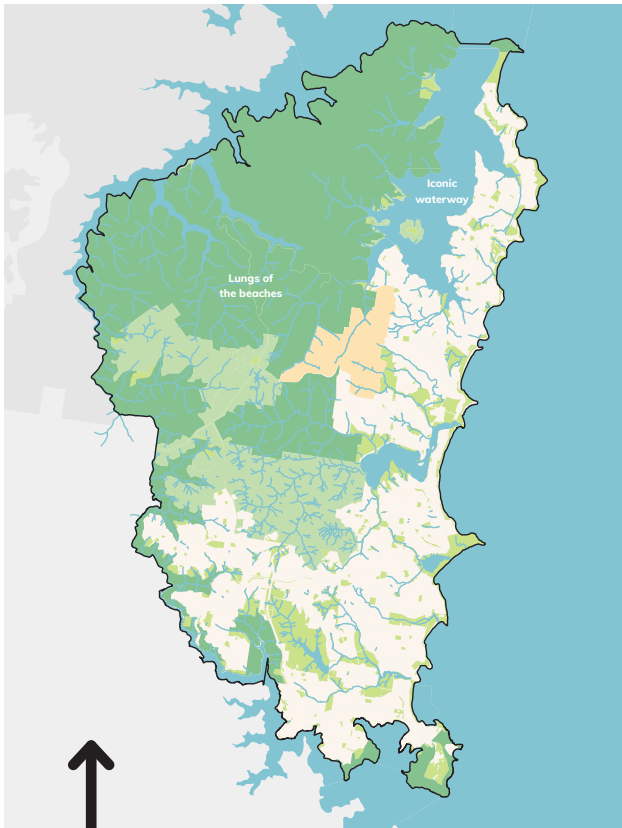
A diverse night-time economy

Improving the range of activities such as markets, galleries, theatres, restaurants and bars available in the evening or at night time with a focus on improved safety and social interaction across all age groups

You said	We heard	How Towards 2040 responds
	Protect the environment and be a leader in sustainability	Best-practice sustainability should be a key consideration for planning to ensure development has less impact on the environment.
	Embrace technology and innovation	New technology and innovation should be embraced to improve the way the community live and work.
	Growth can't outstrip infrastructure	Any growth must be supported by appropriate infrastructure to maintain quality of life.
	Protect unique local character	Maintaining and enhancing the unique local character of the many places that make up the Northern Beaches.
	Make moving around easier, safer and more sustainable	Making it easier to move around the Northern Beaches.

Key elements

Towards 2040 will guide future planning outcomes including:

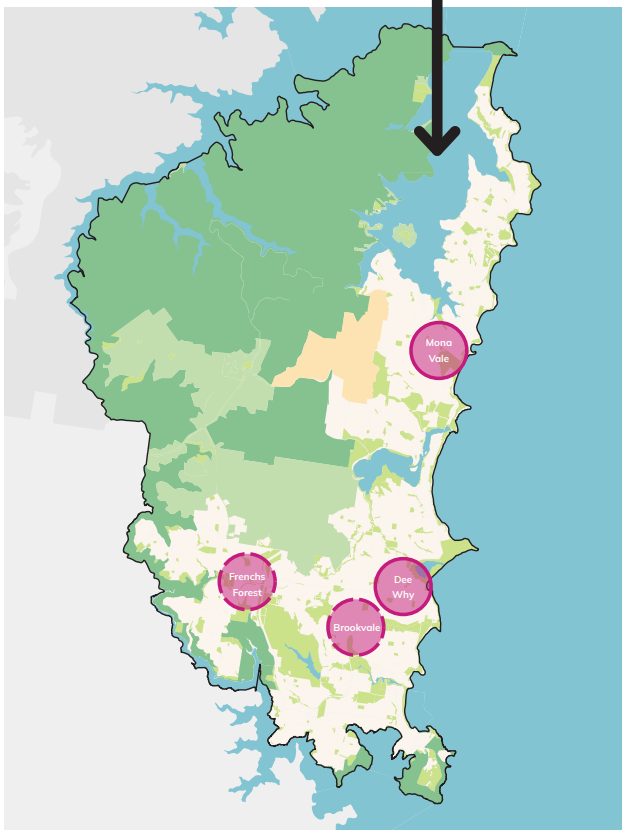


Landscape

- ✓ New planning controls for improved environmental outcomes such as enhanced water quality and increased tree canopy
- ✓ Bushland, open space, tree canopy and waterways recognised as green infrastructure and important elements of coordinated land use planning
- ✓ Creation of a local green grid within the planning framework that connects with the Greater Sydney Green Grid
- ✓ Protection of the Metropolitan Rural Area restricting urban intensification
- ✓ Sustainability certification for new buildings in strategic centres, employment hubs and areas subject to urban intensification

Legend

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



Housing

- ✓ Strategic principles for managing growth and change
- ✓ Local housing strategy to inform new planning controls to ensure the supply and mix of housing meets community needs
- ✓ Minimum 10% affordable rental housing for all planning proposals
- ✓ New housing to be supported by appropriate open space, transport and social infrastructure that support health and wellbeing
- ✓ Place-based planning to build on valued local character and deliver well-designed, age-friendly places during the day and night
- ✓ Design excellence provisions in new planning controls

Legend

- | | |
|--|----------------------------------|
| | Existing housing capacity |
| | Identified future housing supply |

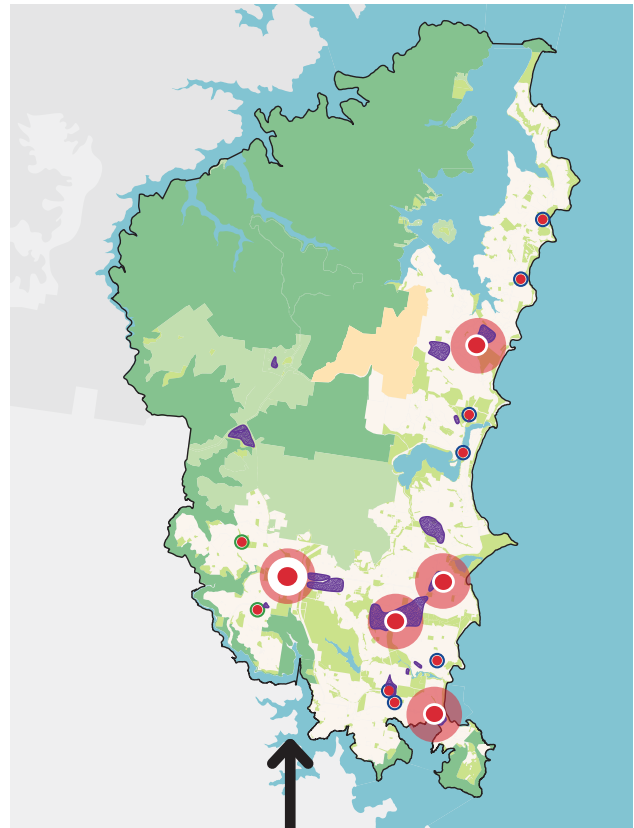


Jobs

- ✓ New planning controls to strengthen strategic centres and employment lands to deliver more jobs closer to where people live
- ✓ Enhanced local centres that serve the needs of the local population
- ✓ Supported for working locally, such as co-working and economic development spaces
- ✓ Supported key industries such as tourism and arts and creative industries
- ✓ Protected employment lands
- ✓ A new low-carbon, high-efficiency town centre at Frenchs Forest
- ✓ Support for establishing a local university

Legend

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

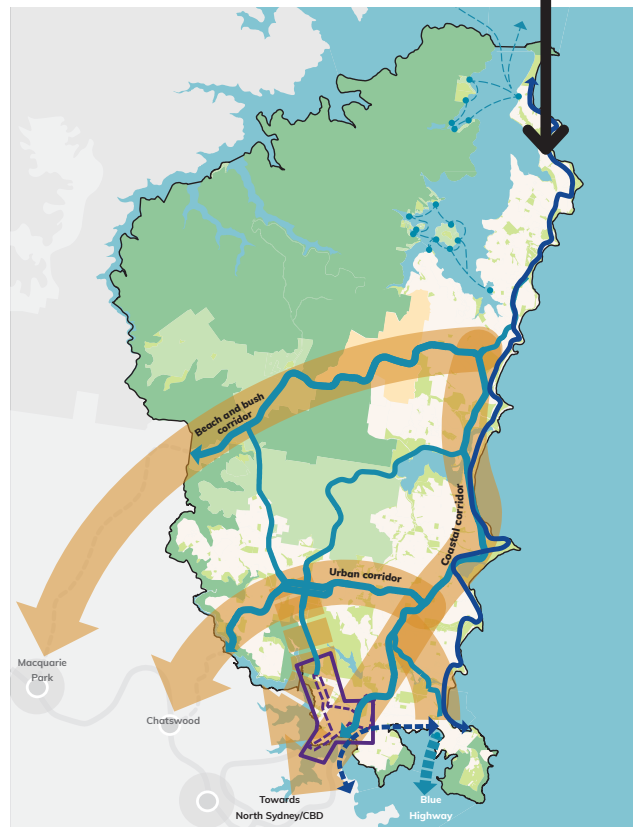


Connectivity

- ✓ Four frequent and efficient public transport corridors
- ✓ Improved walking and cycling connections
- ✓ Centres that prioritise pedestrians over cars
- ✓ Support for smart technology that enables the community to move around more efficiently
- ✓ Coordinated land-use and infrastructure planning
- ✓ Collaboration and partnerships to deliver great places

Legend

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



Have Your Say

Towards 2040 is on exhibition from 27 September to 10 November.

You can give feedback in the following ways:

- Complete the online survey at Your Say
www.northernbeaches.nsw.gov.au
- Comments within an interactive versions of the document at Your Say
www.northernbeaches.nsw.gov.au
- Send written comments by email to
council@northernbeaches.nsw.gov.au
or by mail to
**CEO, Northern Beaches Council,
PO Box 82 Manly, NSW 1655**

Got a question?

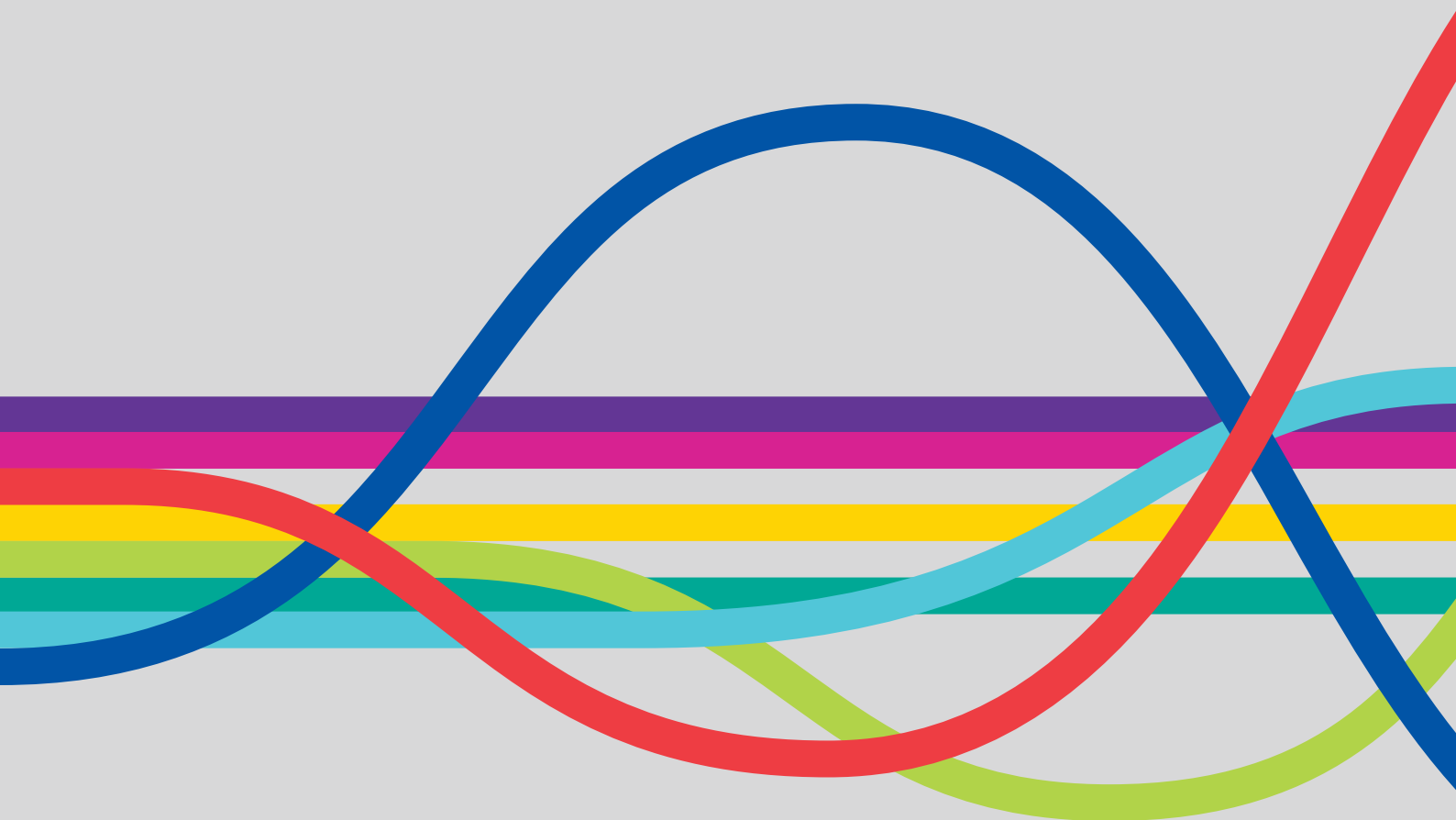
Visit our Your Say page and view questions and answers online.

Attend a community drop-in session and speak to Council staff, ask a question and make a submission:

- **Mona Vale Library Lane**
Wednesday 16 October - 10am-2pm
- **Narrabeen Tramshed**
Saturday 19 October - 10am-2pm
- **Forestville shops**
Tuesday 22 October - 1pm-5pm
- **Meriton Plaza Dee Why**
Wednesday 23 October - 10am-2pm
- **Manly Wharf forecourt**
Thursday 24 October - 3pm-7pm







Find out more at
northernbeaches.nsw.gov.au