



# **Local Environmental Plan Review**

**Ku-ring-gai Council**

October 2018

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## SECTION 1 – Introduction

### Executive Summary

The release of the Greater Sydney Region Plan – *A Metropolis of Three Cities* and the supporting North District Plan in March 2018 establishes a vision for the future of Greater Sydney to make it more productive, liveable and sustainable for future generations.

This LEP Review Report identified the actions in the North District Plan that relate to Ku-ring-gai and assesses how closely they are aligned to Council's current policy framework. The report utilises a compliance ranking to indicate areas that require consideration in Council's LEP update and what aspects require further research to ensure appropriate planning to meet the requirements of the North District Plan.

Ku-ring-gai Council is achieving, or on the way to achieving a number of the actions contained within the North District Plan, with the majority of actions having at least some consideration in Council's existing policy framework. The Health Check has identified a number of areas which will require the updating of existing strategies or policies, and identified new areas of focus that have been given an increased importance through the North District Plan and which will require new research and investigation.

A significant barrier and risk to the delivery of the strategies, studies and policies required to support actions identified in North District Plan and this LEP Review Report is funding. On 12 June 2018 Ku-ring-gai Council resolved to apply for funding from the Department of Planning and Environment as part of the accelerated LEP Review Program. In mid-October 2018 Council was advised that its application for funding was unsuccessful. The funding for this project is not included in Council's current budget as the application lodged with the Department was undetermined.

Key priorities for Ku-ring-gai Council include:

- **Housing Strategy** – including consideration of housing affordability, demographic projections, locations and type to provide a long term strategy for the delivery of housing to meet the needs of the growing and changing population.
- **Retail Centres / Commercial Study** – including analysis of centres hierarchy, quantum/location, vacancy rates, changes in business and employment types and population growth.
- **Employment Lands Study** – including analysis of current floorspace, jobs and contribution of local economy, loss of commercial floorspace for residential take-up, requirements for future floorspace based on population growth and changing technology and work trends. Special consideration for Pymble Business Park.

These three priorities will form the key evidence base, and will underpin the additional strategies and studies required to deliver longer term priorities

The outcomes of this LEP Review Report will provide Ku-ring-gai Council the local economic, social and environmental context that will help identify the priorities for investigation to inform the Local Strategic Planning Statement.

## 1.1 Purpose of this Review

The purpose of this review is to identify how closely aligned the existing Ku-ring-gai local environmental plans, studies and strategies are to the actions in the North District Plan. The LEP review will provide the context that will help identify the priorities for investigation to inform the Local Strategic Planning Statement, due to be completed in 2019.

This LEP review has been prepared to satisfy the legislative requirement under Section 3.8(4) of the Environmental Planning and Assessment Act 1979 for all councils in the Greater Sydney Region to undertake a review of their local environmental plan(s) following the making of a District Plan.

The LEP review is a key step in the implementation of the five District Plans in the Greater Sydney Region.

## 1.2 Methodology

The following processes were undertaken by Ku-ring-gai Council in the preparation of this LEP Review report:

- Technical Working Groups (TWGs)– Council officers attended the TWGs facilitated by the Department of Planning and the Greater Sydney Commission on the following themes:
  - Local Strategic Planning Statements
  - Sustainability
  - Housing and Liveability
  - Productivity
  - Infrastructure and Collaboration
- Internal Council LEP Workshops – Council staff held a series of internal workshops with staff from across the organisation e.g. Environment and Sustainability, Integrated Planning, Property and Assets, Community Development, Urban Planning and Heritage.
- Review of existing and future demographic profiles using ABS Census Data, Profile ID, and Department of Planning and Environment Population Projections.

## 1.3 Submissions and engagement

This review has been informed by recent engagement undertaken by Council in 2017/18 as part of the review of Councils Community Strategic Plan. The community consultation and engagement was guided by Council’s Community Engagement Strategy. The community engagement included:

- community research survey into community issues, priorities, wellbeing indicators and satisfaction with Council services (2017)\*
- community needs research and analysis with community organisations (2017)\*
- local business survey (2017)
- seniors wellbeing survey (2017)
- youth workshops (2017)
- community planning workshops with residents from five Council wards (2017)\*

- opt-in online survey for all Ku-ring-gai residents and businesses (2017/18)
- hardcopy surveys for library users

\*These engagement activities included specific actions to reach residents from more diverse cultural and linguistic backgrounds, as well as age groupings.

The top priorities identified by the Ku-ring-gai community include:

- Making it easier and safer for people to move around area
- Providing services and facilities for older people
- Providing services, facilities and things to do for young people
- Improving our centres including more daytime and night time activities
- Ensuring high quality urban design for new development
- Increasing housing choice and affordability
- Bringing out diverse community together through events and places to meet
- Protecting the natural environment such as bushland and waterways
- Protecting heritage buildings and historic places
- Providing more information on Council services and plans

Further in-depth community engagement will be undertaken during the development and preparation of the Local Strategic Planning Statement, studies such as the Local Housing Strategy and amendments to Councils LEP to deliver the planning priorities identified in the North District Plan

### 1.4 Planning policy and statutory context

#### Community Strategic Plan

Ku-ring-gai Councils Community Strategic Plan (adopted 26 June 2018) sets out aspirations, vision and long term objectives of the Ku-ring-gai community and is the long term strategic plan for the future of the Ku-ring-gai local government area. The vision contained in the Plan is: *Our community vision is a Ku-ring-gai that is a creative, healthy and liveable place where people respect each other, conserve the magnificent environment and society for the children and grandchildren of the future.*

#### Local Planning Framework

Ku-ring-gai currently has three (3) environmental planning instruments in force:

- Ku-ring-gai Local Environmental Plan (Local Centres) 2012 – which applies to land within the 6 town centres of Turramurra, Pymble, Gordon, Lindfield, Roseville and St Ives.
- Ku-ring-gai Local Environmental Plan 2015 – which applies to the majority of the local government area.
- Ku-ring-gai Planning Scheme Ordinance – has been in force since 1971 and only applies to two 'Deferred Areas' - being Deferred Area 14 comprising of land surrounding 'The Briars' Wahroonga, and Deferred Area 15 comprising of land at Killara Golf Course.

Council is in the process of consolidating the KLEP (Local Centres) 2012 into the KLEP 2015 to form a single LEP applying to the whole local government area. The Deferred Areas are also being resolved, with Deferred Area 14 included within the consolidating LEPs process, and Deferred Area 15 through a privately lodged Planning Proposal.

Merging the two LEPs and resolving the Deferred Areas will remove any inconsistencies between the plans, and assist in reducing the complexity of the local planning system.

A single LEP applying to the whole Ku-ring-gai local government area will avoid complications and facilitate a more efficient administration of future LEP amendments to implement and deliver the North District Plan planning priorities.

### 1.5 Land use planning context

Ku-ring-gai is an established local government area, 85 square kilometres in size and located 16km north of the centre of Sydney CBD. Ku-ring-gai's distinctive tree canopy, bushland landscape and heritage characteristics are highly valued by the community.

Understanding the changing context in which planning is being undertaken in Ku-ring-gai provides the framework for understanding future growth and will help Council develop appropriate strategies to help deliver the planning priorities identified within the North District Plan.

Council's Community Strategic Plan identifies some of the key land use planning challenges and opportunities which will form the future focus areas for planning in Ku-ring-gai:

- Population growth
- Changing demographics
- Housing choice
- Managing urban change
- Improving our centres
- Strong local economy and future employment opportunities
- Improving access and mobility
- Enhancing parks, sporting and community facilities

#### Population Growth

The population of Ku-ring-gai has increased by 17% in the 10 years to 2016 (+18,013 residents). This population growth is significant when compared to historical population growth in the Ku-ring-gai in the years pre-2006. Ku-ring-gai experienced quite high rates of growth during the late 2000s, against the trend of slowing population growth in Greater Sydney. The rate of growth in Ku-ring-gai is now slowing, while growth across Greater Sydney is experiencing an upturn.

Population growth over the past 5 years has been concentrated in the suburbs of Lindfield, Killara, Gordon and St Ives, which has been driven by an increase in the provision of high density housing along major roads (Pacific Highway and Mona Vale Road) and the North Shore train line.

Ku-ring-gai’s population is projected to reach 154,500 by 2036 (NSW Department of Planning and Environment Population Projections, 2016), which is an increase of +31,000 residents. This growth will place significant pressure on existing services and facilities.

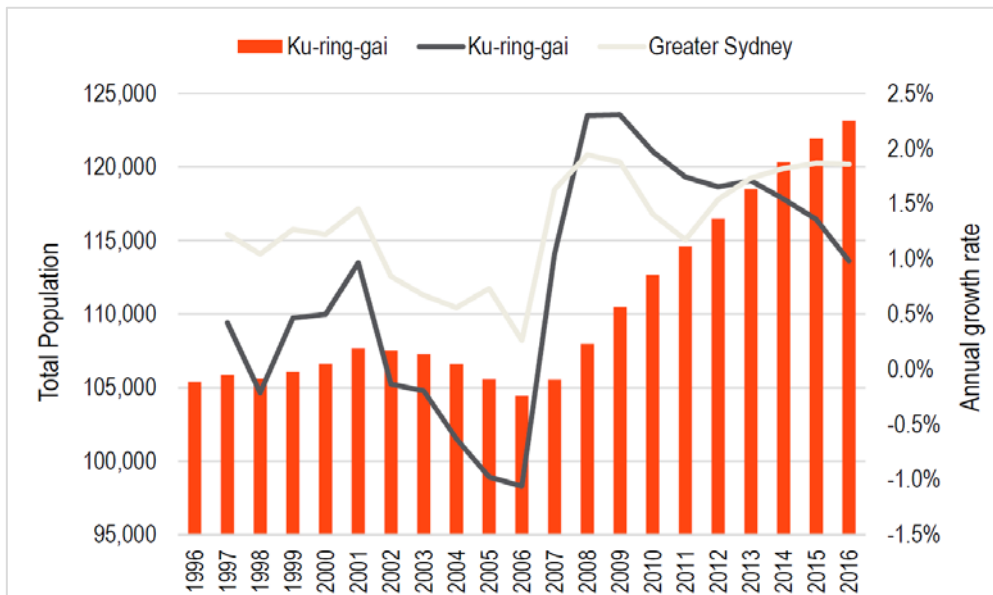


Chart 1 – Population growth 1996-2016 – Comparison Ku-ring-gai Council and Greater Sydney  
Source: ABS Estimated Resident Population, 2017

Year	2016	2021	2026	2031	2036
Population	123,500	131,000	138,200	146,600	154,500

Table 1 – Ku-ring-gai Projected Population 2016-2036  
Source: DP&E NSW Population Projections Sydney Metro Data, 2016

### Changing Demographics

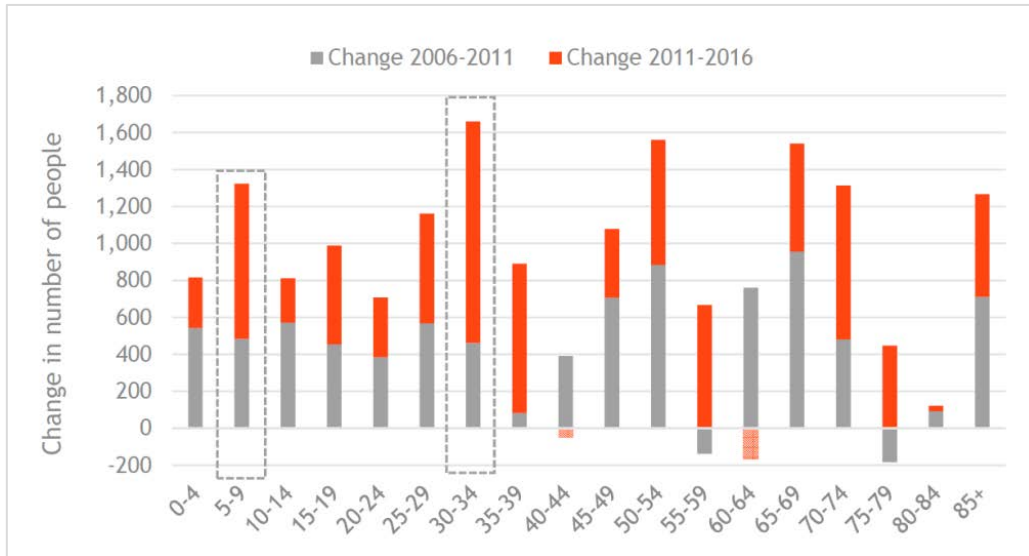
Due to the population growth experienced in Ku-ring-gai over the past 10 years, there has been an increase in almost every age group. Over this period, the most significance growth was seen in the 30-34 year old age group (+1660) with most of this occurring between 2011-2016. This growth in ‘homebuilder’ age groups corresponds with strong growth in the 5-9 year old age group (+1323). There has also been significance growth in the older age groups aged 65 years and older (+4500 total for all age groups 65+).

Between 2011-2016 there has been a strong growth in all young age groups in Ku-ring-gai. In 2016, children aged 0-14 accounted for 20.2% of the population. The growth within in young age groups will continue into the future, and will be boosted by new residents predominantly comprising of families with children aged 5-17 years.

Concurrently with the growth in younger age groups, Ku-ring-gai has an ageing population trend significantly higher than the Greater Sydney average. In the period between 2006-2016, the number of residents in the 85+ age group increased by 50%. In 2016, seniors (65 years and older) accounted for 18.2% of the population, which is considerably higher than the Greater Sydney average of 13.9%. By 2038, nearly a quarter (24.3%) of Ku-ring-gai’s population will be aged 65 years or older. It is also expected that there will be a significant

increase in people with disabilities during this period, mainly related to the ageing population. As people age, their needs for housing, services and facilities change, with added difficulties of access.

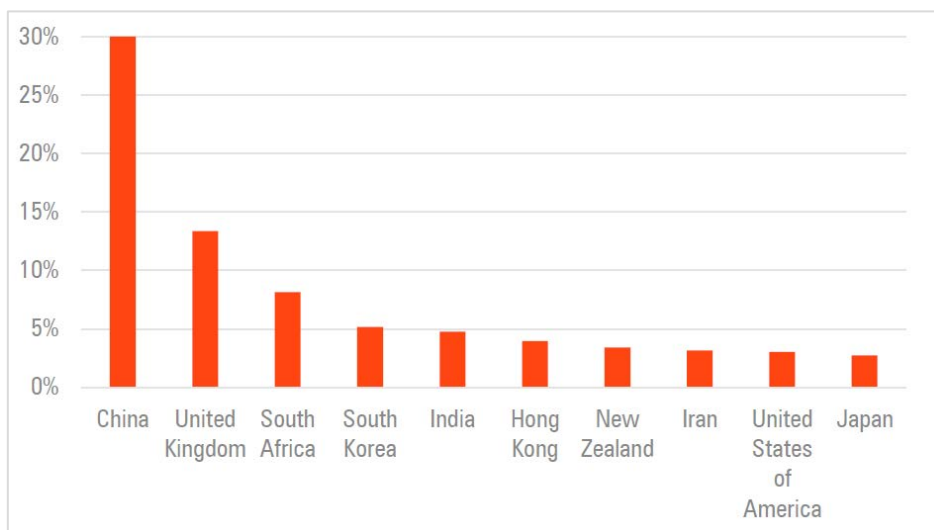
Council’s community engagement undertaken for the review of the Community Strategic Plan in 2017/18 clearly indicated that top priorities for residents include the provision of services and facilities for both older and younger people within the community.



**Chart 3 – Change in age structure 2006-2016 – Ku-ring-gai**

Source: ABS Census of Population and Housing, 2006, 2011 and 2016

Ku-ring-gai’s population is also increasing culturally and linguistically diverse. In 2016, approximately 39% of Ku-ring-gai’s residents were born overseas, compared to 33% in 2006. Of these residents 25% are from non-English speaking countries. Between 2011-2016, just under a third of recent arrivals in Ku-ring-gai were born in China.



**Chart 4 – Birthplace of recent arrivals 2011-2016 – Ku-ring-gai**

Source: ABS Census of Population and Housing, 2006, 2011 and 2016



## Housing Choice

Almost 75% of all dwellings in Ku-ring-gai are traditional free standing houses, which is much higher than the Greater Sydney average of 55%.

While there has been nearly 6,000 high density dwellings constructed in Ku-ring-gai over the past 10 years, there has been little change in the other dwelling types over this period. Ku-ring-gai also has a significantly lower proportion of medium density dwellings than the Greater Sydney average.



Chart 5 – Dwelling type 2016 – Ku-ring-gai

Source: ABS Census of Population and Housing, 2016

Ku-ring-gai has the highest rate of fully owned homes in New South Wales, with 41.1% of dwellings being owned outright. Renting is not as common in Ku-ring-gai as it is across Greater Sydney. However, in the past 10 years the share of dwellings owned outright has decreased and during this period there were large increases in the number of households with mortgages or renting. This change was largely driven by a significant increase in new housing stock.

Council’s community engagement undertaken for the review of the Community Strategic Plan in 2017/18 clearly indicated that residents are seeking greater housing choice and affordability in the Ku-ring-gai area for all age groups. There is sufficient capacity within the existing zonings to accommodate the required short term dwelling growth for the local government area. Council’s planning for the medium to long term will need to focus on housing choice, diversity and affordability to meet the changing needs of the community.

## Managing urban change

Ku-ring-gai’s distinctive tree canopy, bushland landscape and heritage characteristics are highly valued by the community. In 2017, 86% of residents rated Ku-ring-gai’s unique visual character and identity to the community as ‘important’ or ‘very important’

The community engagement in 2017/18 for the Community Strategic Plan indicated community concerns with overdevelopment of the local government area and the negative

impacts of new development, and reaffirmed the community's priority for development to achieve high quality design outcomes.

Council's challenge will be to plan for a more diverse and affordable range of housing and growth of the centres, while protecting and enhancing the visual landscape, heritage and built characteristics of Ku-ring-gai which are highly valued by the community.

### **Strong local economy and future employment opportunities**

As the population grows, it will be important for the local economy and jobs to grow to support our community into the future. Ku-ring-gai has significant local jobs and businesses and makes a significant GRP contribution to the North District.

Nearly 75% of Ku-ring-gai residents leave the local government area every day for work. This mismatch is due in part of the number of specialist and professional workers who need to work in other commercial and specialist centres, where employment opportunities are more suited to their skills. The low employment self-containment within the Ku-ring-gai local government area will continue to place demand on transport infrastructure and services.

The top five industry sectors for employment in Ku-ring-gai include: 1. health care and social assistance; 2. education and training; 3. financial and insurance services; 4. professional, scientific and technical services; and 5. retail trade. Facilitating more local economic and job growth, particularly across these existing industries is important in addressing the mismatch.

Additionally, Ku-ring-gai has nearly half the number of people in the 25-34 year working age group than Greater Sydney (8.2% v 16%). Opportunities to retain a greater proportion of this potential resident workforce will continued to be pursued to strengthen Ku-ring-gai's employment base.

### **Improving our Centres**

Ku-ring-gai's local centres are a key component of the local economy and currently provide a diverse mix of office and retail uses, support services and community facilities and are a focus for public transport and road connections. In recent years, the higher density residential development adjacent to the centres has strengthened their role. Resourcing much-needed improvements to the centres to further reinforce their strategic role, invigorate their appearance and vitality and attract more investment is challenging with limited resources.

### **Improving Access and Mobility**

In comparison with other areas of Sydney, Ku-ring-gai is generally well serviced by public transport, and residents are increasingly using public transport to travel to work (28.1% in 2016). However, nearly 50% of residents still travel to work by car. During the engagement undertaken in 2017/2018 for the Community Strategic Plan, residents expressed a need for improved access and mobility within the local government area, and to/from/within local centres and railway stations. Council has advocated and collaborated with other stakeholders for improved services for the Northern Sydney Region, including pursuing

improved east-west connectivity between Ku-ring-gai and the Northern Beaches and Macquarie Park.

Council's local road network needs to be managed effectively, particularly with further population growth, in order to reduce congestion, particularly around local centres to maximise the efficiency of parking and to improve safety and accessibility for pedestrians, cyclists and motorists.

Council's challenge will be to continue to provide a better integrated and accessible pedestrian and transport network with improved access for residents, flexible transport options that cater for the needs of the growing community, and efficient support infrastructure.

### **Enhancing parks, sporting and community facilities**

As described in 'Changing Demographics', the age profile of the Ku-ring-gai community is changing, with peaks in the population around children aged 0-14 years and seniors 65+ years. As a result, different preferences and requirements for recreation, leisure, facilities and infrastructure are emerging. There will need to be an emphasis on providing access to a range of recreation and leisure opportunities, including multi-use and multi-generational spaces, facilities and infrastructure.

## SECTION 2 – Health Check

This section utilises a compliance rating system to assess the alignment of Council’s current policy framework with the North District Plan. The compliance ratings highlight the extent of difference between the District Plan and the Ku-ring-gai Local Environmental Plan. It indicates areas that require consideration in Council’s LEP review and what aspects require further research to ensure appropriate planning to meet the requirements of the North District Plan.

The rating system is illustrated below, with Ratings spanning from 0 to 5. The Rating 0 indicates an action that is not the responsibility of Council and Rating 5 indicates a high level of alignment between the Local and District Plans.

Ratings 1 and 2 highlight areas where Council’s current policy framework does not address the priorities and actions of the North District Plan and where research and policy development is required.

Rating 3 highlights policy areas where Council currently addresses the issue to some extent and where further investigation and strengthening of policy may deliver improved outcomes.

Rating 4 shows areas where Council’s policies are well placed to comply with the District Plan and where minor refinement may be needed.

Rating	Description
0	Not relevant. No further action.
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.

### Compliance Ranking Chart

The sections below discuss the alignment of the Ku-ring-gai LEP with the North District Plan’s priorities and actions in each of the themes.

## 2.1 Infrastructure and collaboration

This section identifies the relevant actions related to infrastructure and collaboration and provides a status update for each action.

### INRASTRUCTURE AND COLLABORATION

#### Existing policies and studies:

- *Ku-ring-gai Integrated Transport Strategy (2011)*
- *Ku-ring-gai Contributions Plan 2010*
- *Ku-ring-gai s94A Contributions Plan 2015*
- *Resourcing Strategy 2018-2028*
- *NSROC Regional Sportsground Strategy Review (2017)*
- *Open Space Acquisition Strategy (2006)*
- *Town Centres Public Domain Plan (2010)*
- *Ku-ring-gai Community Needs Analysis (2017)*
- *Lindfield Community Hub Master Plan*
- *Lindfield Village Green Concept Plan*
- *Lindfield Community Facilities Study*
- *Turramurra Community Facilities Study*
- *Turramurra Community Hub Master Plan*

#### Planning Priority N1 - Planning for a city supported by infrastructure

##### 1. Prioritise infrastructure investments to support the vision of A Metropolis of Three Cities.

The current transport infrastructure projects in Ku-ring-gai are:

- NorthConnex (completion mid-2019);
- Trial of on-demand (Keoride) bus services on selected bus routes – Macquarie Park/North Ryde focus (ongoing).

Others in the planning phase or identified for further investigation are:

- Transport Access Program: station access upgrades to Roseville and Wahroonga railway stations;
- Commuter car parks in Lindfield;
- Improved bus services between Northern Beaches and Chatswood (initiative for investigation – 0-10yrs)
- East-West public transport connection from Mona Vale to Macquarie Park (initiative for investigation – 0-10yrs)

Of these projects, the ones that will affect strategically important local centres are the investigations into bus services between Northern Beaches and Chatswood and the East-West public transport connection from Mona Vale to Macquarie Park. These will fill in a major gap in cross-regional transport and go some way to providing 30 minute access to the strategic centres of Macquarie Park and Northern Beaches Hospital Precinct.

Given the importance of these projects to cross regional connectivity to Strategic Centres, it would be desirable for the timing to be brought forward from the investigation phase to a more detailed planning phase.

**2. Sequence growth across the three cities to promote north-south and east-west connections**

The existing North Shore railway line and Pacific Highway are the major north-south city shaping transport infrastructure in Ku-ring-gai. There are no significant improvements foreshadowed for these in Future Transport 2056 apart from the Pinch Points Program (affecting Pacific Highway). Further collaboration with RMS could help identify and implement further road reservations (SP2) along the Pacific Highway to address existing pinch points.

There is no city serving corridors in Ku-ring-gai, although bus services between Northern Beaches and Chatswood and the east-west public transport connection from Mona Vale to Macquarie Park (initiatives for investigation 0-10yrs) should be considered to be city-serving corridors and their priority increased. These projects are likely to fill in a major gap in cross-regional transport and go some way to providing 30 minute access to the strategic centres of Macquarie Park and Northern Beaches Hospital Precinct, and influence development within a 30 minute catchment of those strategic centres.

The future implementation of these corridors may require additional land requirements and collaboration with state agencies will be necessary.

The Mona Vale to Macquarie Park link will affect St Ives in particular and will require related connection upgrades to ensure effective use (e.g. safe pedestrian linkages).

3

**3. Align forecast growth with infrastructure.**

Ku-ring-gai Contributions Plan 2010 sets out the core infrastructure requirements and development contributions to deliver the infrastructure required to support growth in the LGA. This growth is chiefly but not exclusively concentrated in the Local Centres but this plan covers all development that directly increases population across the LGA. It was intended to support a development timeframe from 2004 to 2031. However, this is based on the previous 2006-2031 growth targets and is likely to be substantially completed within 5 years following a faster than initial envisaged take-up rate (being the remaining 4,000 new dwellings identified in the North District Plan for 0-5 years). Additional work is required to align with any additional future growth targets and roll the plan forward as a revised document.

Ku-ring-gai s94A Contributions Plan 2015 supports decentralised and scattered urban renewal and growth outside the major centres.

The Housing Strategy and up-zoning review needs to be constructed in tandem with revision of the two Contributions Plans.

Council has undertaken an Integrated Transport Strategy (2012) which sets out the strategic transport requirements for the LGA but again this addresses previous growth targets.

Challenges with planning and delivery of local infrastructure mostly relate to the limits on the amount of funding that can be generated by Council due to constraints such as rate capping. Council will need to develop more innovative means of generating revenue for local infrastructure delivery. This should include the development of a formalised Divestment Strategy for Council's existing land holdings

Ku-ring-gai is not targeted for significant key state infrastructure due to relatively small scale economic/employment LGA. However, if state infrastructure is being planned/delivered in the LGA with the potential to impact local infrastructure funding, early and meaningful collaboration with Council should be undertaken.

3

<p><b>4. Sequence infrastructure provision using a place-based approach.</b></p> <p>The timing of local infrastructure provision is largely dependent or connected to development take-up (up to 2036). Indicative timelines for delivery of identified local infrastructure are included in the Ku-ring-gai Contributions Plan (2010) and Council’s Resourcing Strategy 2018-2028</p> <p>There is no State level infrastructure delivery identified for Ku-ring-gai in the <i>Future Transport Strategy</i> or the <i>North District Plan</i>. The Northern Beaches to Chatswood and Mona Vale to Macquarie Park transport corridors are only identified as ‘initiatives for investigation 0-10yrs’. These should be brought forward to accommodate travel needs of the Macquarie Park and Northern Beaches Hospital strategic centres.</p> <p>Council is a major landholder in the local centres adjacent/close to rail stations. The Lindfield and Turramurra Community Hubs and Lindfield Village Green projects currently underway are innovative examples of Council using its existing land holding to deliver important local infrastructure in centres experiencing growth. These major projects have also been an opportunity to attract or leverage transport infrastructure such as commuter parking.</p>	4
<p><b>5. Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.</b></p> <p>The Lindfield and Turramurra Community Hubs are innovative major projects combining the delivery of community centres, libraries, open space and car parking.</p> <p>Council is currently investigating a pilot program with Department of Education and St Ives High School for the development indoor recreational facilities, community use out of school hours. However, funding sources for future projects such as these needs to be resolved.</p> <p>Key places with specific infrastructure needs that might benefit from innovative infrastructure provision includes SAN Hospital precinct , which is not a recognised health &amp; education precinct but is one of the largest private hospital providers in NSW – innovative solutions are needed catering for its transport needs, given it is largely a car-dependent facility at the moment</p>	3
<p><b>6. Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.</b></p> <p>Most existing community facilities in Ku-ring-gai are nearing or beyond their economic life and are scheduled for replacement under the current infrastructure provision policies. The remaining planned community facilities that are not yet in the delivery phase may require further augmentation for future demand unless additional shared space in schools and private facilities can be further achieved.</p> <p>Council has recently adopted a draft Parking Management Strategy for public consultation. This includes the investigation of paid parking in an endeavour to influence behavioural changes.</p> <p>On-demand bus transport – currently being trialled in Macquarie Park area by TfNSW, if successful can be more widely implemented.</p> <p>This action is an area that requires further ongoing investigations to develop innovative solutions to reduce the demand for new infrastructure.</p>	3

Planning Priority N2 – Working through collaboration	
<p><b>7. Identify, prioritise and deliver Collaboration Areas.</b></p> <p>There are no Collaboration Areas or potential Collaboration Areas in Ku-ring-gai.</p>	0
<p><b>8. Undertake a collaboration role by providing expert advice on the significant district collaborations of St Leonards, Frenchs Forest and Macquarie Park.</b></p> <p>N/A</p>	0
IMPLEMENTATION	
<p><b>84. Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.</b></p> <p>Council does not collect any specific data on travel patterns to and from the LGA or its local centres. This is an area of data collection that could be investigated further.</p> <p>Council’s electronic booking system for sports fields, recreation areas and community facilities offers a potential data source to better understand the utilisation of these facilities. There is currently no detailed analysis of this data. This data has the potential to form the basis for a Parks and Recreation Needs Analysis that would investigate who are the users, where are they coming from, how often is the facility being used, what is be used, what is still desired.</p> <p>As part of Council’s Resourcing Strategy and Asset Management Strategy, indicators regarding the renewal, maintenance and condition ratios of Council’s assets are identified. This information is reported to the Office of Local Government as part of Council’s financial reports</p>	2

## 2.2 Liveability

This section identifies the relevant actions related to liveability and provides a status update for each action.

LIVEABILITY
<p><b>Existing policy and studies:</b></p> <ul style="list-style-type: none"> <li>• <i>Ku-ring-gai Community Strategic Plan 2018-2038</i></li> <li>• <i>Ku-ring-gai Development Control Plan (Local Centres)</i></li> <li>• <i>Ku-ring-gai Development Control Plan</i></li> <li>• <i>Ku-ring-gai Contributions Plan (2010)</i></li> <li>• <i>Ku-ring-gai Town Centres Public Domain Plan (2010)</i></li> <li>• <i>Ku-ring-gai Open Space Acquisition Strategy (2006).</i></li> <li>• <i>Ku-ring-gai Integrated Transport Study (2011)</i></li> <li>• <i>Ku-ring-gai Bike Plan (2012)</i></li> <li>• <i>Heritage Conservation Areas Study – Northern Area (2010)</i></li> <li>• <i>Heritage Conservation Areas – Southern Area (2010)</i></li> <li>• <i>Ku-ring-gai Council Access and Disability Inclusion Plan 2014-2018</i></li> <li>• <i>Ku-ring-gai Demographic Profile and Communities of Interest (2017), id (the population experts)</i></li> </ul>



- *Ku-ring-gai Community Facilities Strategy – Part 1 – Libraries and Community Centres (2018)*
- *NSROC Regional Sportsground Strategy Review (2017)*
- *Draft Ku-ring-gai Playground Strategy (2016)*
- *Draft Ku-ring-gai Community Needs Analysis (2017)*
- *Draft Ku-ring-gai Ageing Strategy 2014-2019 (2013)*
- *NSW Ageing Strategy 2016-20*
- *Ku-ring-gai Council Cultural Plan 2004-2009*
- *Northern Sydney Aboriginal Social Plan 2007-2011*
- *Ku-ring-gai Destination Management Plan 2017-2020*

**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.**

Council has a comprehensive range of social infrastructure, facilities and services addressing cultural, community, sports and recreational needs. These include sports fields, parks, libraries, community centres, public halls, public pools, cinema, theatre and art centre.

A strategy to guide the planning and design of community centres and libraries across Ku-ring-gai over the next 20-30 years has been prepared (*Ku-ring-gai Community Facilities Strategy -Part 1: Libraries and Community Centres 2018*). This Strategy proposes a network of facilities that work together to collectively meet the needs of the Ku-ring-gai population.

A collective analysis, *NSROC Regional Sportsground Strategy Review (2017)*, has provided estimations of the future gap between demand and supply of community sportsgrounds in view of future population growth. This study has included Ku-ring-gai area and assists in understanding future needs.

The *Ku-ring-gai Playground Strategy (2016)* guides the provision, development and management of outdoor play spaces in public parks across the Ku-ring-gai Local Government Area. It maps current provision and investigates demand and supply across the LGA.

Council's existing facilities have provided for populations to date; however, increasing population has placed greater demand on all facilities, particularly those in good condition and those close to transport networks. Many facilities require upgrade and modification to accommodate new uses associated with the changing demographics and whilst some have been retrofitted, most are not fit for purpose.

Trend analysis from *Ku-ring-gai Demographic Profile and Communities of Interest (Oct 2017)* indicates the following projections to 2038: significant increase in the aged population (active seniors and frail elderly), school age children, lone person households particularly ageing women, vulnerable individuals and people with disabilities, culturally diverse groups (mainly Korean and Chinese). Whilst there is a continued dominance of the 'couples with children' household type, patterns are shifting with more families with 0-5 year old children living in apartments, youth and young adults remaining in the family home for longer, larger family groups with older migrants coming to take care of grandchildren.

Council has identified the priorities for particular population groups including people with disability, children and families, young people, older people, and people from culturally and linguistically diverse backgrounds (*Draft Ku-ring-gai Community Needs*

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*Analysis 2017; Draft Ku-ring-gai Ageing Strategy 2014-2019 (2013); NSW Ageing Strategy 2016-20*). Council aims to meet community needs through a multi-faceted approach including advocacy, service provision and land use planning. In addition, the *Ku-ring-gai Council Cultural Plan 2004-2009* provides an initial snapshot of Ku-ring-gai's cultural history, heritage, assets, facility and service background and understands the value in preserving and developing the cultural aspects of the area.

As population continues to increase there will be greater demand for social infrastructure to meet the needs of the different age groups. The aged demographic will become more reliant on support services and programs to remain active and connected to the community. Growth in children and youth will require access to sports and recreation facilities, schools, preschools, libraries, health care, affordable after school care and specialised after school and day care for disabled children. Council's ability to provide adequate facilities into the future by sourcing land and buildings, including refurbishments, is limited by access to funding.

Council has conducted substantial research that has resulted in the current provision of services and facilities. Many of these studies do not address the future increase in population and change in demographics and therefore whilst there is some evidential research, further studies and updates to existing studies are required to ensure this Council is able to deliver the necessary social infrastructure to service future needs.

**10. Optimise the use of available public land for social infrastructure.**

Social infrastructure within Ku-ring-gai is well established but oversubscribed. Existing studies, stated above, have begun to indicate the substantial requirements to meet future needs and the necessity of well-located and fit for purposes facilities. Suburb and local neighbourhood level demographic analysis, future projections and needs analysis is required to fully understand future facilities and service requirements.

Council's Contributions Plan is currently exempt from the s.94 cap imposed by State Government. This enables some funding for community facilities including the delivery of parks as per the *Ku-ring-gai Open Space Acquisition Strategy (2006)*. Consideration of other mechanisms to levy funds is required to meet the expected increase in financial burden of acquiring land and other facilities, and delivering public domain improvement to meet future demands. This consideration is critical with the expected population growth and their changing needs.

There is increasing necessity for facilities and programs to prevent social isolation and to integrate aged, disabled, cultural and linguistically diverse groups into the community, enabling them to remain connected in this LGA and foster links that support their aging in place.

Council understands the benefits of co-locating facilities. Major co-location projects are being planned at the Lindfield Hub, Lindfield Green and Turramurra Hub which integrate open space/community facilities, commuter parking, retail/commercial uses. Investigation is being conducted for a similar integrated approach for Gordon which also serves as the area's civic centre.

Master planning programs for improvements to sports fields and parks has included co-location of different active sporting and training facilities, new/improved community buildings, amenities, playgrounds, active walking/running tracks, exercise equipment. Recent projects include Roseville Park, Koola Park, Auluba Ovals, Bicentennial Park.

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Council has limited co-use facilities and acknowledges the value in this model of provision. Initiatives for joint use of school facilities with youth services are often driven by schools without Council facilitation, renting out facilities privately in order to funnel rent funds back into the school. Council is negotiating a pilot project with the Department of Education to establish joint use of the St Ives High School sports facilities to enable out of school hours use. The success of this project will enable a model that can be implemented across the LGA.

Increasing population and additional class room buildings are reducing open space within schools which then rely on public ovals maintained by Council for recreation and play areas. This reverse co-use requires investigation for agreements with the Department of Education around reciprocal facility uses or shared costs of maintenance.

Ku-ring-gai has numerous private schools with large fields and spaces which are unaffordable to hire for most community groups and generally not available to the wider community. Affordable access to these high quality spaces would alleviate pressure on the provision of community facilities into the future and enable specialist groups (orchestras, performers, artists, technology groups) to access facilities on a regular basis and with options for long-term hiring. This negotiation will require assistance from the Department of Education and State Government which deliver funding to all schools.

Barriers and challenges for facility provision relate mainly to Council’s finite funding and resource availability. Affordability of spaces for group activities and clubs is also an issue in Ku-ring-gai, especially where Council does not have funds to subsidise costs.

**Planning Priority N4 - Fostering healthy, creative, culturally rich & socially connected communities**

**11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:**

- a. providing walkable places at a human scale with active street life**
- b. prioritising opportunities for people to walk, cycle and use public transport**
- c. co-locating schools, health, aged care, sporting and cultural facilities**
- d. promoting local access to healthy fresh food and supporting local fresh food production**

Council’s consideration and planning of pedestrian movement has focused primarily on the six local centres through the *Ku-ring-gai Town Centres Public Domain Plan (2010)*. This *Plan* proposes comprehensive upgrade of streets, footpaths, roads and parks within the local centres to improve the walking network and accessibility. All work in the *Plan* is funded by the *Ku-ring-gai Development Contributions Plan 2010*.

The *Ku-ring-gai Development Control Plan (Local Centres)* has local centre specific objectives and controls for new/upgraded pedestrian through-site links. It, alongside the *Ku-ring-gai Development Control Plan* (for all areas outside the local centres), promotes the delivery of safe pedestrian networks utilising *Crime Prevention Design* standards and having requirements for active street frontages and good surveillance from adjacent buildings.

The *Ku-ring-gai Council Access and Disability Inclusion Plan 2014-2018* has investigated issues of access across multiple provisions including existing or potential barriers and equity of access to premises and open space. Both the *Ku-ring-gai Town*

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*Centres Public Domain Plan (2010)* and the two *Ku-ring-gai Development Control Plans* include some requirements for paths of travel to be accessible to all groups, and further investigations being examined in the current *Draft Pedestrian Access and Mobility Plan (2015)*.

The *Ku-ring-gai Bike Plan (2012)* has reviewed the current cyclist needs and cycling network across Ku-ring-gai and recommends potential improvements and behavioural change strategies to encourage an increase in cycling in Ku-ring-gai. The two Ku-ring-gai DCPs both include requirements for bike parking and storage in high density development and provision of end-trip facilities/showers to encourage cycling to work/home/railway stations.

Both footpaths and bike track improvements across the LGA are progressively implemented through prioritised capital works program, however these are limited by funds and resources.

While Council can look into the co-location of schools, health, aged care, sports and cultural facilities, the placement of schools, health and aged care is reliant on state government policy. For example, the *SEPP (Housing for Seniors or People with a Disability)* is the key mechanism for providing housing for the aged but has limited requirements for meaningful co-location. The schools and health facilities/hospital are already established within Ku-ring-gai and mostly rely on private transport or limited public transport. Their integration with other facilities relies on improved public transport links to connect them to the community and local centre hubs, this again is reliant on state government to improve public transport and its infrastructure (bustops, crossings, pathways).

The *Ku-ring-gai Open Space Acquisition Strategy* seeks to attain more parks and recreation spaces across the LGA to facilitate healthy living by current and future populations. Council has rolled out a significant capital works program over past 10 years on new and improved recreational and sporting facilities that will foster healthy lifestyles for a range of age and user groups.

Council encourages private initiatives that promote healthy lifestyles such as Karua Oval organic markets, the Heart Foundation bushwalking groups and education around sustainable and productive gardening. Council also provides and supports a number of well utilised activities for different age groups through its 'Active Ku-ring-gai' programs and public/private partnership 'Live Life Get Active' program to support healthy lifestyles.

It is expected that the existing studies will be updated to reflect current and future needs across the whole LGA with recommendations being incorporated into policy documents.

**12. Incorporate cultural and linguistic diversity in strategic planning and engagement.**

Cultural and linguistic diversity is incorporated into a number of community engagement processes including for consultation for the *Community Strategic Plan 2038 (2018)* involving recruitment from culturally diverse groups; educational programs and events on sustainable lifestyle are run for specific cultural groups or have interpreters and translated written material for attendees.

Council's libraries and customer service areas prepare translated brochures for key cultural and linguistically diverse groups (mainly Korean and Chinese) and have standby interpreters. In addition, Council's Library services include programs and events to promote learning and literacy in the community, and events aimed at

<p>cultural and linguistically diverse communities.</p> <p>The <i>Draft Ku-ring-gai Community Needs Analysis (2017)</i> has identified culturally diverse groups in Ku-ring-gai. A cohesive update of this study will identify the cross-cultural needs of diverse community groups.</p>	
<p><b>13. Consider the local infrastructure implications of areas that accommodates large migrant and refugee populations</b></p> <p>It is unclear if Ku-ring-gai area has a refugee population and migrants are mostly from higher socio-economic backgrounds moving into the area to be with family, or for access to the well regarded schools, facilities and proximity to rail stations.</p> <p>Council has not conducted formal analysis on the presence or needs of refugee populations within the LGA and has limited consideration in existing Plans. This would be an area of new investigation.</p>	2
<p><b>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.</b></p> <p>Ku-ring-gai has a limited indigenous population, however there is scope to engage with the Metropolitan Aboriginal Lands Council to incorporate historical interpretive and educational interface on past communities of the area. Some preliminary investigation has been conducted through the <i>Ku-ring-gai Destination Management Plan 2017-2020</i> and the <i>Northern Sydney Aboriginal Social Plan 2007-2011</i>. The continuation of this interpretive work might assist in alignment with the Government Architects <i>Ochre Grid</i> application to the Sydney Region.</p> <p>Council is also a member of the Aboriginal Heritage Office (AHO) which preserves and protects the cultural Aboriginal heritage of over 1,000 Aboriginal sites across the North Shore.</p>	2
<p><b>15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including:</b></p> <ul style="list-style-type: none"> <li><b>a. arts enterprises and facilities, and creative industries</b></li> <li><b>b. interim and temporary uses</b></li> <li><b>c. appropriate development of the night-time economy.</b></li> </ul> <p>Whilst some provisions have been incorporated into the Ku-ring-gai LEPs to enable temporary uses for community events on Council owned land, limited investigation has been undertaken into the development of the night time economy and temporary uses for artistic/creative expression and participation on any public or private premises.</p> <p>Councils <i>Delivery Program 2018-2021 and Operational Plan 2018-2019</i> include priorities to investigate internal Council compliance processes that impact local business, identifying opportunity for efficiencies to lessen the burden on local businesses, and to facilitate marketing and promotional activities that support local events both new and existing. Planning mechanisms to deliver these actions are yet to be investigated.</p>	2

A challenge for Ku-ring-gai is that the area is largely residential. Noise, parking and access are always mitigating factors within a residential area. The DA process is bound by these restrictions. Consideration could be given to employment/industrial areas to absorb these uses after hours.

**16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.**

Social connectedness is addressed in multiples ways through programs and projects across Council which deliver facilities and services to the community. Examples of such facilities include:

- Libraries - located within local centres to enable ease of access via public transport.
- Parks - recent development of Greengate Park has seen residents establish a Facebook group.
- Leisure facilities - Ku-ring-gai Fitness and Aquatic Centre draws all age groups and offers classes to cultural and linguistically diverse groups to increase water safety and build rapport.
- Sports fields - offering social and club sport, and areas for markets (local produce and craft ).
- Master planning of recreation areas, local centres and neighbourhood centres - to deliver a holistic approach delivering opportunities for socialising to a variety of groups. Current projects include:
  - Lindfield Hub, Lindfield Green and Turramurra Hub Masterplans  
These seek to co-locate community facilities, libraries, parks with retail/commercial and residential areas close to the train line. The delivery of these projects will, over time, significantly enhance opportunities for social connectedness for multiple demographic groups.
  - St Ives Village Green Masterplan  
This has introduced skate parks and youth facilities alongside a children’s playground and open sporting fields and has the potential to become a major recreation hub for youth. The Village Green currently hosts the ‘Festival on the Green’ which brings together local businesses and residents.
  - St Ives Showground in collaboration with the Wildflower Garden  
These venues are set to become a recreational hub with the future introduction of high ropes, upgrades to sports facilities and programs that connect culturally diverse communities. Both areas attract populations from outside Ku-ring-gai who attend events such as the St Ives Medieval Fair.

Whilst existing social connectors are understood through the provision of facilities, some further mapping is required to capture infrastructure across the LGA, particularly outside the local centre areas, and to understand the networks operating within the LGA.

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**17. Prepare local or district housing strategies that address the following:**

- a. the delivery of five-year housing supply targets for each local government area
- b. the delivery of 6–10 year (when agreed) housing supply targets for each local government area
- c. capacity to contribute to the longer term 20-year strategic housing target for the District
- d. the housing strategy requirements outlined in Objective 10 of A Metropolis of Three Cities that include:
  - i. creating capacity for more housing in the right locations
  - ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area
  - iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure
  - iv. supporting the role of centres.

Council has not prepared a *Housing Strategy*. Whilst some preliminary demographic analysis of 2016 census data has been prepared by consultants .id Profile, detailed understanding of existing and projected population profiles is required. The Department of Planning and Environment are in the process of providing detailed data for each Council area to assist in the analysis work required to inform the *Housing Strategy*. Council has commenced studies of the existing structure of the Lindfield, Turramurra and St Ives Centres. These studies will assist in understanding the capacities of the local centres.

Investigations will be conducted into the demographics of future population projections and studies will be required to assess the needs of current and future residents and the delivery of dwellings to meet the *North District Plan* targets.

Under the *North District Plan* Ku-ring-gai Council's 5 year housing target is 5000 dwellings for 2016-2021. Council is well-placed to meet this target. The 20 year target for the North District has been set at 92,000 dwellings. The division of this figure across all Northern Councils is yet to be determined.

Council's *Community Strategic Plan—Our Ku-ring-gai 2038 (2018)* will inform the *Housing Strategy* as it reflects the desires of the community and contains objectives addressing housing, visual and landscape character and design quality of the built environment. As such, the *Housing Strategy* will consider housing choice, diversity, affordability and integration of new housing into the existing fabric and character of the Ku-ring-gai LGA. The aging population will be of key consideration as will the delivery of housing close to the local centres with easy access to public transport and services. Assessment will also be made of the implications of low and medium density housing provided through the State Government's *SEPP (Exempt and Complying Development Codes) 2008*.

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**18. Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.**

The Ku-ring-gai Council area has amongst the highest sales and rentals for the Sydney area. This is attributed to the socio-economic characteristics of the LGA and prevalence of desirable public and private schools, quality medical and recreational facilities, and proximity to the train line and major road connections.

The recent community engagement for *Community Strategic Plan 2038* highlighted that affordable housing is a major concern, with residents having limited choice when

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looking to remain in the area. The main affected groups who are facing affordability issues in Ku-ring-gai include the following:

- ageing population looking to downsize within the LGA close to networks;
- key workers that service the schools, hospital, medical and care facilities;
- children of local residents wanting to live close to parents/family;
- crisis accommodation for domestic violence and people at risk of homelessness;
- housing for disabled people.

Ku-ring-gai Council has conducted limited investigation into the issue of affordability and the issue of the loss of local resident population. Preparation of a Housing Strategy will address the objectives of the *Ku-ring-gai Community Strategic Plan 2018-2038* which identify the need for housing diversity, adaptability and affordability to support the needs of a changing community.

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

**19. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:**

- a. prioritising a people-friendly public realm and open spaces as a central organising design principle**
- b. recognising and balancing the dual function of streets as places for people and movement**
- c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres**
- d. integrating social infrastructure to support social connections and provide a community hub**
- e. recognising and celebrating the character of a place and its people**

Ku-ring-gai Council has an established place-based and collaborative approach to the delivery of its urban and natural areas. Council has a suite of documents which seek to deliver an integrated approach to the development of the area including the following:

- *Ku-ring-gai Town Centres Public Domain Plan (2010)*. This is linked to the *Ku-ring-gai Contributions Plan (2010)* delivering quality outcomes to streets and public areas including tree planting integral to the Ku-ring-gai character.
- *The Ku-ring-gai Development Control Plan* stipulates controls that seek to deliver high quality streetscapes, street activation and preservation of the Ku-ring-gai area character of high quality built form within a landscaped garden setting including tall canopy trees.
- *The Ku-ring-gai LEP* which focuses high density residential development within local centres with good access to facilities and transport links, thereby enabling the retention of areas of heritage, biodiversity and single dwellings on large lots with quality garden settings including tall canopy trees.

Council initiated projects on Council land in Lindfield and Turramurra centres demonstrate Council's place-based and collaborative approach through the planning, design/development co-locating social infrastructure with retail/commercial/residential accommodation with easy public transport access. Future study, including on the local centres, will update the existing suite of



<p>documents to accommodate population projections.</p> <p>Consideration will also be given to the fact that this Council’s delivery of good streetscapes and street activation is being undermined and eroded by development under various SEPPS (Exempt and Complying low and medium density housing, Seniors housing, Education) which do not require development to integrate with any local controls that set area character and contribute to a sense of place; and by various State Agencies (Ausgrid, Telcos, RMS) locating infrastructure with no consultation at locations that undermine the area character and amenity.</p>	
<p><b>20. In Collaboration Areas, Planned Precincts, Growth Areas and planning for centres:</b></p> <ul style="list-style-type: none"> <li><b>a. investigate opportunities for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking</b></li> <li><b>b. ensure parking availability takes into account the level of access by public transport</b></li> <li><b>c. consider the capacity for places to change and evolve, and accommodate diverse activities over time</b></li> <li><b>d. incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including changing stations.</b></li> </ul> <p>N/A</p>	0
<p><b>21. Identify, conserve and enhance environmental heritage by:</b></p> <ul style="list-style-type: none"> <li><b>a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place</b></li> <li><b>b. applying adaptive re-use and interpreting of heritage to foster distinctive local places</b></li> <li><b>c. managing and monitoring the cumulative impact of development on the heritage values and character of places.</b></li> </ul> <p>Ku-ring-gai Council has a strong legacy of heritage fabric including items and places of strong historical, social and architectural value. Both the European and Aboriginal heritage is respected and considered in all proposals for development.</p> <p>The <i>Ku-ring-gai LEP</i> protects buildings and places of heritage value through the identification and listing of heritage items and heritage conservation areas. Its incentives clause enables the adaptive reuse of buildings to accommodate changing demographics and needs. The <i>Ku-ring-gai DCPs</i> provide controls to manage development of and around heritage assets and ensure the ongoing retention of the heritage fabric for future generations. Consultation on Aboriginal heritage is conducted through the Aboriginal Heritage Office (AHO) which preserves and protects the cultural Aboriginal heritage of over 1,000 Aboriginal sites across the North Shore.</p> <p>Council’s Heritage Reference Committee are a group of historians and specialised architects that meet with Council on a regular basis to assess ongoing issues around heritage. Work is underway to update some existing inventory sheets and statements of significance for conservation areas, and to identify non-residential Heritage Items, such as Roseville Cinema and Killara Station. Council’s existing LGA wide Heritage Study is outdated and incomplete and requires research work to make it current.</p>	3

**22. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.**

Place based planning for the 6 local centres was first incorporated into Council’s policy documents in 2005-2012. Ongoing updates and amendments to the *Ku-ring-gai LEPs* and *Ku-ring-gai DCPs* have continued to adopt this place based approach. The *Ku-ring-gai DCPs* includes sections on Urban Precincts & Sites which masterplan the local centres and other sites and include objectives and controls that support place making.

Current major projects on Council lands employ a placed based planning approach. These projects seek to co-locate social infrastructure within retail/commercial areas and introduce housing into the centre. The *Ku-ring-gai DCP* has Urban Precinct based controls targeting sites and area specific outcomes, and links to the *2010 Contributions Plan* which delivers infrastructure and improvements to the public domain. Current major projects include Lindfield Village Hub, Lindfield Village Green and Turramurra Community Hub.

A progressive improvement program for neighbourhood centres, in line with Council’s *Community Strategic Plan* which identifies revitalisation of neighbourhood centres as a priority, has also applied place based principles to the refurbishment of the West Pymble and Turramurra Princes Street Neighbourhood Centres.

Further studies are required to understand how the place based approach can successfully integrate the provision of housing and facilities to meet the needs of future populations whilst maintaining the key characteristics of the Ku-ring-gai LGA.

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**23. Use flexible and innovative approaches to revitalise high streets in decline.**

Council understands that an area’s character is largely dependent on the quality of streetscapes. The *Ku-ring-gai LEP* and *DCPs* and the emphasize the importance of streetscape character and street activation including surveillance and safety. Site specific urban precinct controls for local centres seek to deliver appropriate outcomes for each place, and reinforce the street hierarchy and building presentation and integration with streets.

Ku-ring-gai Council has a strong place-based approach to planning. This is reflected in the high quality urban and landscape character of the area. The vitality and amenity of public places, including the streets, are key considerations in the making of good places. The *Ku-ring-gai Town Centres Public Domain Plan (2010)* in association with the *Ku-ring-gai Contributions Plan 2010* currently provide a framework to deliver people-centric streets within the local centres

There are however, certain factors that are beyond Council’s control that undermine the existing framework for the centres and the area in general. There is a need to review, understand and manage factors that affect the vitality of main streets and other retail/commercial roads in the Ku-ring-gai local centres including:

- the changing retail and office trends in local centres and the continued loss of key commercial uses (eg banks), services and shops (eg restaurants closure) and implications for future populations - this requires a retail study to analyse the trends of retail and commercial spaces in the face of future increased populations;
- impacts on the street amenity caused by transport movement along major roads such as Pacific Highway and Mona Vale Road which bisect local centres. The RMS removal of on street parking for extended clearways is reducing safety for pedestrians, particularly frail/elderly and school children on narrow

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<p>footpaths where parking previously buffered pedestrians from traffic for parts of the day;</p> <ul style="list-style-type: none"> <li>• impacts on businesses and street amenity/safety caused by placement of large substations and smaller boxes by Ausgrid and Telcos on local centre footpaths at locations that reduce the quality of the street. Such examples can be seen in Lindfield and in Gordon Centre where a substation has impacted the entry to a group of businesses by being placed on area intended for outdoor dining.</li> </ul> <p>The <i>Ku-ring-gai Integrated Transport Study (2011)</i> provides future guidance for Council’s decision making in transport and land use planning including consideration of built form and streets. However, Council relies on RMS and TfNSW to improve transport links and provision of increased bus routes including consideration of on-demand buses across the suburbs to better link neighbourhood centres with railway stations, and to improve transport access/links along the East-West route to better link the St Ives local centre. Consideration needs to be given by RMS to overpasses and other crossings to provide better links to bustops and ensure safety of pedestrians on Pacific Highway and Mona Vale /Ryde Road.</p>	
<b>IMPLEMENTATION</b>	
<p><b>84. Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.</b></p> <p>Council monitors development consents including housing approvals by type through its Annual Report and relies on State Government records for actual completions which are determined by switching on of agency provisions (such as water connections).</p> <p>Council does not formally monitor pedestrian/cycle access to local centres and open space or any other liveability performance indicators.</p>	<b>2</b>

### 2.3 Productivity

This section identifies the relevant actions related to productivity and provides a status update for each action.

<b>PRODUCTIVITY</b>
<p><b>Existing policies and studies:</b></p> <ul style="list-style-type: none"> <li>• <i>Integrated Transport Strategy (2011)</i></li> <li>• <i>Public Domain Plan (2010)</i></li> <li>• <i>Retail Centres Study (2005)</i></li> <li>• <i>Ku-ring-gai / Hornsby Employment Lands Study (2008)</i></li> <li>• <i>Lindfield Community Hub Master Plan</i></li> <li>• <i>Lindfield Village Green Concept Plan</i></li> <li>• <i>Lindfield Community Facilities Study</i></li> <li>• <i>Turrumurra Community Facilities Study</i></li> <li>• <i>Turrumurra Community Hub Master Plan</i></li> <li>• <i>Lindfield Local Centre Traffic Network Model Study (2014)</i></li> <li>• <i>Turrumurra Community Hub Transport Scenario Testing (2016)</i></li> <li>• <i>Lindfield Hub Social Value and Innovation Study (2017)</i></li> <li>• <i>Ku-ring-gai Destination Management Plan 2017-2020</i></li> </ul>

Planning Priority N7 - Growing a stronger and more competitive Harbour CBD	
24. Grow economic development in the North Sydney CBD . N/A	0
25. Prioritise transport infrastructure investment for the Harbour CBD. N/A	0
Planning Priority N8 - Eastern Economic Corridor is better connected and more competitive	
26. Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the economic corridor.  There are no strategic centres located in Ku-ring-gai. The nearest strategic centres in the 'eastern economic corridor' are Chatswood and Macquarie Park.  There have been no major public transport investments identified for Ku-ring-gai in the <i>Future Transport Strategy 2056</i> . There is a reference to the Mona Vale – Macquarie & Chatswood - Northern Beaches Link corridors for investigation. Council's <i>Integrated Transport Strategy (2011)</i> identifies these two corridors. Council is advocating for this time frame to be brought forward.  Council has been lobbying the state government over the past 5 + years for improvements to bus services connecting Ku-ring-gai to Macquarie Park and to the T1 north shore railway line, to access Chatswood and other strategic centres on the north shore line.  Council's current Delivery Program and Operational Plan (DPOP) include the long term objective: <i>A range of integrated transport choices are available to enable effective movement to, from and around Ku-ring-gai.</i> (T1.1). It also contains the task to advocate to Transport for NSW and bus providers to target improvements to bus services connecting nearby centres with Ku-ring-gai including Mona Vale - Macquarie Park route/Chatswood-Dee Why/Northern Beaches.	0
27. Prioritise transport investments that enhance access to the economic corridors and between centres within the corridors.  Transport for NSW has not advised Council of any major transport investments in Ku-ring-gai.	0
28. Co-locate health, education, social and community facilities in strategic centres along the economic corridor.  Ku-ring-gai does not contain any strategic centres is not located in the Eastern Economic Corridor.	0
Planning Priority N9 - Growing and investing in health and education precincts	
29. Facilitate health and education precincts that:  a. create the conditions for the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts b. have high levels of accessibility c. attract associated businesses, industries and commercialisation of research d. include housing opportunities for students and workers within 30 minutes of the precinct.	2

<p>While Ku-ring-gai has no identified health and education precinct in the North District Plan, it does accommodate the Sydney Adventist Hospital (SAN), the largest private hospital in NSW and a combined health and education facility. The SAN is a teaching hospital of University of Sydney and Avondale College as well as operating its own educational college. The precinct includes a non-government K-12 School and plans for approximately 500 dwellings, further student/nurses accommodation associated with the hospital and additional commercial space.</p> <p>The SAN has not been recognised by the District plan or Future Transport Strategy for improved access investments. Public Transport (buses or active transport options) connections to and from the SAN needs to be developed to improve access and reduced car parking pressures.</p> <p>The contribution the SAN makes to the area’s productivity should be investigated as part of an updated <i>Employment Lands Study</i> as should the opportunity for other potential co-located facilities such as schools, accommodation, commercial &amp; mixed use development.</p>	
<p><b>30. Deliver and implement a Place Strategy and Infrastructure Plan for the Frenchs Forest health and education precinct.</b> N/A</p>	0
<p><b>31. Deliver and implement a Place Strategy and Infrastructure Plan for the St Leonards health and education precinct</b> N/A</p>	0
<p><b>32. Deliver and implement a Place Strategy and Infrastructure Plan for the Macquarie Park health and education precinct.</b> N/A</p>	0
<p><b>33. Strengthen Macquarie Park</b> N/A</p>	0
<p><b>34. Strengthen St Leonards.</b> N/A</p>	0
<p><b>35. Strengthen Frenchs Forest</b> N/A</p>	0
<p><b>Planning Priority N10 - Growing investment, business opportunities and jobs in strategic centres</b></p>	
<p><b>36. Provide access to jobs, goods and services by:</b></p> <ul style="list-style-type: none"> <li>a. attracting significant investment and business activity in strategic centres providing jobs growth</li> <li>b. diversifying the range of activities in all centres</li> <li>c. creating vibrant, safe places and quality public realm</li> <li>d. focusing on a human-scale public realm and locally accessible open space</li> <li>e. balancing the efficient movement of people and goods with supporting the liveability of places on the road network</li> <li>f. improving the walkability within and to the centre</li> </ul>	3

<p>g. completing and improving a safe and connected cycling network to and within the centre.</p> <p>h. improving public transport services to all strategic centres</p> <p>i. conserving and interpreting heritage significance</p> <p>j. designing parking that can be adapted to future uses</p> <p>k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts</p> <p>l. creating the conditions for residential development within strategic centres and within walking distance (up to 10 mins), but not as the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need.</p> <p>Ku-ring-gai undertook a major planning process for six of its local centres between 2005 and 2012. This process involved a place-based planning approach aimed at achieving a high quality built environment, landscape setting and community spaces and resulted in the development of the KLEP (Local Centres) 2012 and associated DCP. This provides a good foundation but there is a need to review retail/commercial requirements, design principles, density and centre structure.</p> <p>The <i>Retail Centres Study</i> (2005) and the <i>Ku-ring-gai / Hornsby Employment Lands Study</i> (2008) were key background studies that informing this previous planning work. New/updated studies are now required to better inform future planning of the centres to accommodate further growth.</p> <p>Council recently undertaken master planning for the Lindfield and Turramurra Community Hubs. This work was supported by a number of studies including community facilities studies and local traffic network modelling</p>	
<p><b>37. Create new centres in accordance with the Principles for Greater Sydney’s centres.</b></p> <p>There are no existing plans for creating new centres in Ku-ring-gai</p>	0
<p><b>38. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.</b></p> <p>Council is taking a pro-active catalyst approach in key centres via the Activate Ku-ring-gai program. The community hub projects will help facilitate the provision of supermarkets that act as an anchor for that area.</p> <p>Ku-ring-gai has a number of neighbourhood Centres that may offer potential for future growth. A new/updated retail centres and commercial study/strategy need to:</p> <ul style="list-style-type: none"> <li>• Include local centres, neighbourhood centres and strip activities.</li> <li>• Survey current floor space, land-uses and employment numbers.</li> <li>• Assess current and likely future retail shopping, commercial use patterns and workplace trends in context of population growth and demographic changes</li> <li>• Assess impacts/influence of planned ‘hubs’ at Lindfield and Turramurra and Lindfield village green on remainder of local centres and high streets</li> <li>• Opportunities and impacts of residential development</li> <li>• Assess impacts and influence of strategic centre growth at Macquarie Park, Chatswood and Hornsby on local centres</li> <li>• Estimate type and extent of floorspace needs for retail and commercial uses and optimum locations.</li> </ul>	3

<p><b>39. Encourage opportunities for new smart work hubs.</b></p> <p>The Community Strategic Plan identifies the opportunity / aspiration for facilities to capture innovation from younger generations with a need for more space for start-ups and access to technology.</p> <p>Community responses from engagement on the Community Strategic Plan identified a desire to develop business hubs and services. Ideas included:</p> <ul style="list-style-type: none"> <li>• Develop technological park/hub – high tech</li> <li>• Greater connections with Macquarie University business incubator to generate interest and support new exporters</li> <li>• Develop local co-working hubs for businesses and people who work from home – reduce commute, networking, facilities and support</li> </ul> <p>The review of the <i>Ku-ring-gai / Hornsby Employment Lands Study</i> (2008) should include an assessment of opportunities for new smart work hubs. The new/revised strategy should also:</p> <ul style="list-style-type: none"> <li>• Complement the retail centres study</li> <li>• Quantify current floor space, jobs and contribution of commercial lands to the local economy.</li> <li>• Assess the impacts of the high cost of small office rentals in strategic centres and loss of commercial office space due to residential take-up.</li> <li>• Assess future floor space needs based on population growth, demographic change, new technology and innovation and work trends.</li> </ul> <p>Review employment data needs for the LGA as a basis for development performance measures. This should be done in collaboration with other district councils to assist with development regional measures.</p>	2
<p><b>40. Review the current planning controls and create capacity to achieve the job targets for each of the District’s strategic centres</b></p> <p>While Ku-ring-gai has no jobs target it nevertheless makes an important contribution to the District Plan jobs, businesses and GRP. Current contributions are comparable to or exceed some LGA’s in the district.</p>	0
<p><b>41. Strengthen Brookvale-Dee Why</b> N/A</p>	0
<p><b>42. Strengthen Chatswood through</b> N/A</p>	0
<p><b>43. Strengthen Hornsby</b> N/A</p>	0
<p><b>44. Strengthen Manly.</b> N/A</p>	0
<p><b>45. Strengthen Mona Vale</b> N/A</p>	0



Planning Priority N11 - Retaining and managing industrial and urban services land	
<p><b>46. Retain and manage industrial and urban services land, in line with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 18) by safe-guarding all industrial zoned land from conversion to residential development, including conversion to mixed-use zonings. In updating local environmental plans, councils are to conduct a strategic review of industrial lands.</b></p> <p>The Pymble Business Park represents the only urban services land in Ku-ring-gai. This area is mapped as ‘retain and manage’ in the North District Plan.</p> <p>The area currently experiences high vacancy rates. Transport connectivity is a barrier to optimal utilization of this area, as well as adjoining biodiversity lands and contamination. A separate study/investigation into future role and function of this area is required that:</p> <ul style="list-style-type: none"> <li>• Complements the review of the <i>Employment Lands Study</i></li> <li>• Quantifies current floor space, jobs and contribution to the local economy in the Pymble Business Park and commercial/urban service uses outside of the centres.</li> <li>• Considers the current and future strategic role of the business park, its floor space and land uses</li> <li>• Assesses future role of Pymble business park in floor space needs based on population growth, demographic change, new technology and innovation and work trends.</li> </ul>	<b>3</b>
<p><b>47. Review and manage industrial and urban services land, in line with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 18) by undertaking a review of all industrial land to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area.</b></p> <p>Ku-ring-gai has no urban services land identified as ‘review and manage’ in the North District Plan.</p>	<b>0</b>
<p><b>48. Manage the interfaces of industrial areas</b></p> <p>Ku-ring-gai has no industrial land.</p>	<b>0</b>
<p><b>49. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights</b></p> <p>Ku-ring-gai has no industrial land.</p>	<b>0</b>
Planning Priority N13 - Supporting growth of targeted industry sectors	
<p><b>54. Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers</b></p> <p>Ku-ring-gai Council has not previously considered the barriers to the growth of internationally competitive trade sectors nor engaged with industry to assess regulatory barriers.</p> <p>The review of the <i>Ku-ring-gai / Hornsby Employment Lands Study</i> (2008) should include an assessment of these matters.</p>	<b>1</b>



<p><b>55. When preparing plans for tourism and visitation, consider:</b></p> <ol style="list-style-type: none"> <li>a. encouraging the development of a range of well-designed and located facilities.</li> <li>b. enhancing the amenity, vibrancy and safety of centres and township precincts</li> <li>c. supporting the development of places for artistic and cultural activities.</li> <li>d. improving public facilities and access</li> <li>e. protecting heritage and biodiversity to enhance cultural and eco-tourism</li> <li>f. supporting appropriate growth of the night-time economy</li> <li>g. developing industry skills critical to growing the visitor economy.</li> <li>h. incorporating transport planning to serve the transport access needs of tourists.</li> </ol> <p>Council adopted the <i>Ku-ring-gai Destination Management Plan 2017-2020</i> in July 2017. The plan focusses on five themes for developing tourism opportunities in Ku-ring-gai. These are nature-based tourism; major events; Aboriginal heritage; cultural and recreational experiences and architectural heritage.</p> <p>While it is intended to be a tourism plan for Ku-ring-gai LGA, it is centred on activities in the St Ives Precinct (St Ives Showground and Ku-ring-gai Wildflower Gardens).</p> <p>Council’s current Delivery and Operation Plan, under <i>Theme 5 – Local economy and employment</i>, sets tasks to commence implementation of the key actions identified in the <i>Ku-ring-gai Destination Management Plan</i>. However, there are a number of key strategies that will need to be developed to provide direction in the implementation of this action under the District plan as well as opportunities to roll the out Destination Management Plan more broadly across Ku-ring-gai. These include;</p> <ul style="list-style-type: none"> <li>• Natural Areas Recreation Strategy (2018-19):</li> <li>• Creative Arts Strategy</li> <li>• Events Strategy</li> <li>• Cultural Plan</li> <li>• Unstructured Recreational Strategy</li> </ul> <p>A <i>Place Making Strategy</i> would provide an opportunity for place-making within key centres and precincts and to work with residents and businesses to activate opportunities for event, facilitate interactions.</p>	3
<p><b>56. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas</b></p> <p>Ku-ring-gai has no rural lands</p>	0
<p><b>57. Provide a regulatory environment that enables economic opportunities created by changing technologies.</b></p> <p>Council has recently been exploring the provision of electric charging stations with NRMA and JOLT. The Ku-ring-gai DCP also encourages the provision of electric car charging stations within new mixed use and residential flat building. Council is also providing opportunities for charging stations within the Lindfield Village Green.</p> <p>While there have been these minor initiatives, there has been no coordinated approaches or investigations into planning for changing technologies.</p> <p>The economic opportunities arising from changing technologies needs to be investigated, with this information feeding into other studies/strategies, such as Councils review of the <i>Employment Lands Strategy</i>. This study would benefit as a District wide study, with collaboration with other North District Councils in order to develop both regional and local responses.</p>	2

<p><b>58. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.</b></p> <p>Council adopted the Ku-ring-gai Destination Management Plan on 18 July 2017. The plan focusses on five themes for developing tourism opportunities in Ku-ring-gai. These are nature-based tourism; major events; Aboriginal heritage; cultural and recreational experiences and architectural heritage.</p> <p>Council supports events such as the annual Medieval Fair at St Ives Showground, which attracts close to 20,000 visitors each year.</p> <p>Further investigation should be undertaken to capitalize on existing heritage assets e.g. bushwalks / guided historical tours, Ku-ring-gai Arts Trail – suitable for the demographic of Ku-ring-gai LGA.</p> <p>Further investigation should also be had to the infrastructure required for events and other tourism opportunities with the LGA.</p>	3
<p><b>59. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.</b></p> <p>Council adopted the Ku-ring-gai Destination Management Plan on 18 July 2017. The plan focusses on five themes for developing tourism opportunities in Ku-ring-gai. These are nature-based tourism; major events; Aboriginal heritage; cultural and recreational experiences and architectural heritage.</p> <p>Councils LEPs include Exempt Development provisions to facilitate events, without regulatory delays of having to get Development Application approval.</p> <p>Annual calendar of major events provided by Council include:</p> <ul style="list-style-type: none"> <li>• St Ives Medieval Fair</li> <li>• Festival on the Green, St Ives</li> <li>• Wildflower Garden Festival with Gurangi Festival</li> <li>• Australia Day celebrations</li> <li>• Twilight music Concerts in local parks</li> <li>• Open air plays and music concerts – Wildflower Garden</li> </ul> <p>In addition Council assists with marketing and organisation OR provides sponsorship funding for other events provided by community groups. Examples include:</p> <ul style="list-style-type: none"> <li>• Food and wine festivals at Wahroonga and St Ives</li> <li>• Local markets regularly held in Ku-ring-gai suburbs</li> <li>• Fun runs</li> <li>• St Ives Medieval Fair</li> </ul> <p>Further investigation should be undertaken into the provision of accessible and affordable tourist accommodation with the LGA.</p>	4
<p><b>Planning Priority N12 - Delivering integrated land use and transport planning and a 30-minute city</b></p>	
<p><b>50. Integrate land use and transport plans to deliver the 30-minute city.</b></p> <p>Ku-ring-gai's local centres are strategically located along the Pacific Highway, and the North Shore rail line. The centres have been the focus for increased density and redevelopment. The location providing excellent integration of land use and transport.</p> <p>There have been no major public transport investments identified for Ku-ring-gai in the <i>Future Transport Strategy 2056</i>. There is a reference to the Mona Vale – Macquarie &amp;</p>	4

<p>Chatswood - Northern Beaches Link corridors for investigation. Council's <i>Integrated Transport Strategy (2011)</i> identifies these two corridors. Council is advocating for this time frame to be brought forward.</p> <p>Council has been lobbying the state government over the past 5 + years for improvements to bus services connecting Ku-ring-gai to Macquarie Park and to the T1 north shore railway line, to access Chatswood and other strategic centres on the north shore line.</p> <p>Council's current Delivery Program and Operational Plan (DPOP) include the long term objective: <i>A range of integrated transport choices are available to enable effective movement to, from and around Ku-ring-gai.</i> (T1.1). It also contains the task to advocate to Transport for NSW and bus providers to target improvements to bus services connecting nearby centres with Ku-ring-gai including Mona Vale - Macquarie Park route/Chatswood-Dee Why/Northern Beaches.</p>	
<p><b>51. Investigate, plan and protect future transport and infrastructure corridors.</b></p> <p>Ku-ring-gai has not been identified for any future transport of infrastructure corridors.</p>	0
<p><b>52. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network</b></p> <p>Council does not have any formalised policies or strategies in place to support innovative approaches to the operation of businesses and educational establishments to improve the performance of the transport network.</p> <p>For Development Applications, as part of the merit assessment Council may include conditions relating to the requirement for Green Travel Plan for walking, cycling, public transport and car share.</p>	2
<p><b>53. Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public values and use of Sydney Metro City &amp; Southwest, as well as other city-shaping projects.</b></p> <p>N/A</p>	0
<p><b>Planning Priority N14 - Leveraging inter-regional transport connections</b></p>	
<p><b>60. Optimise the efficiency and effectiveness of the freight handling and logistics network by:</b></p> <ul style="list-style-type: none"> <li>a. protecting current and future freight corridors and shared freight corridors</li> <li>b. balancing the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries.</li> <li>c. identifying and protecting key freight routes</li> <li>d. limiting incompatible uses in areas expected to have intense freight activity.</li> </ul> <p>Ku-ring-gai does not contain any identified current or future freight corridors or shared freight corridors.</p>	0
<p><b>61. Investigate and plan for the land use implications of potential long-term transport connections.</b></p> <p>Transport for NSW has provided Ku-ring-gai and advice on potential long term transport connections.</p>	0
<p><b>IMPLEMENTATION</b></p>	

**84. Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.**

Council monitors the number of jobs, number of businesses and Ku-ring-gai's Gross Regional Product on an LGA basis each year as part of the review of its Delivery Program/Operational Plan and publication of its Annual Report. Jobs and number of businesses are not monitored by employment centre or employment lands.

Similar to most councils in NSW, Ku-ring-gai Council subscribes to ID Demographic and Economic data. Demographic base data is sourced from the ABS census. The economic data is sourced through modelling by NIEIR, *'which is recognised as the industry leader in the development and provision of robust economic modelling at the smallest credible geographic unit (Local Government Area).'* This is updated annually.

Data on employment within a smaller area than the LGA does not appear to be available. This would require regular survey research to be undertaken to supplement the annual NIEIR LGA information.

Council's monitoring is aligned to the community and council's priorities, which are reflected in the long term objectives, and performance indicators contained in Theme 5 'Local economy and employment' of the Community Strategic Plan.

The data assists the community and council's preparation of the 20 year Community Strategic Plan, particularly long term objectives and performance measures. Also Council's term achievements. That is, those things Council will do during its term to progress the long term objectives.

3

## 2.4 Sustainability

This section identifies the relevant actions related to sustainability and provides a status update for each action.

### SUSTAINABILITY

#### Existing policies and studies:

- *Ku-ring-gai Council - Biodiversity and Riparian Lands Study (2012)*
- *Water Sensitive City Policy (2016)*
- *Water Management Strategy*
- *Biodiversity Policy (2016)*
- *Fauna Management Policy (2016)*
- *Water Smart Program*
- *Costal Hawkesbury Management Program (2018)*
- *Public Domain Plan (2010)*
- *Open Space Acquisition Strategy (2006)*
- *Climate Change Policy (2015)*
- *Greenhouse Gas Reduction Action Plan (2015)*
- *Climate Change Adaptation Strategy (2016)*
- *Climate Wise Communities Program (2013)*
- *Principal LEP Background Study - Managing Bushfire Risk Now and into the Future (2012)*
- *Hornsby Ku-ring-gai Bushfire Risk Management Plan (2016)*

Planning Priority N15 - Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	
<p><b>62. Protect environmentally sensitive areas of waterways and the coastal environment areas.</b></p> <p>All waterways in the LGA have been mapped and the condition of these waterways has been mapped but there may be some gaps.</p> <p>Councils <i>Biodiversity and Riparian Lands Study</i> informed Riparian mapping and provisions in the KLEP (Local Centres) 2012 and KLEP 2015 as well as Riparian and Water Management Controls within the DCPs. The Biodiversity controls also help provide further protection for sensitive areas, including riparian buffers, regional fauna and habitats as well as EECs such as Saltmarsh, Swamp oak floodplain forest and Coastal Upland Swamp.</p> <p>The <i>Water Sensitive City Policy</i> provides general objectives relating to riparian and waterway management. The <i>Water Sensitive City Policy</i> provides a solid framework for the <i>Water Sensitive City Strategy</i> which is to be developed in 2018/19. This strategy will provide specific management actions to protect environmentally sensitive waterways. The development of <i>Water Sensitive City Strategy</i>, with revised management actions, will improve effectiveness of managing environmentally sensitive areas.</p>	4
<p><b>63. Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.</b></p> <p>Walking tracks near water are continually maintained, but there is a need for a 'Walking Strategy' to map the links between bushwalks and trails. A Water Recreational Access Plan may not be required for Ku-ring-gai as there is limited accessible water frontage and National Parks or other Councils own the majority of the lands and the marinas except for Ecco Point.</p> <p>A <i>Recreation in Natural Areas Strategy</i> will be developed in 2018/19 which will provide a management framework for the support and provision of /access to recreation. Community consultation will determine whether there is a desire that greater access is given to waterways and foreshores – but the current focus is bushland.</p>	2
<p><b>64. Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes</b></p> <p>The Ku-ring-gai LGA covers 3 catchments:</p> <ul style="list-style-type: none"> <li>• Lane Cove River (Sydney Harbour)</li> <li>• Middle Harbour (Sydney Harbour)</li> <li>• Cowan Creek (Hawkesbury River)</li> </ul> <p>The <i>Water Sensitive City Policy</i> provides a framework, which includes undertaking catchment studies. The <i>Water Sensitive City Strategy</i> is to be developed in 2018/19, and will provide specific management actions to protect environmentally sensitive waterways.</p> <p>Flood risk management studies and plans are being completed for Blackbutt Creek and Lovers Jump Creek catchments. Waterway health has been identified broadly in the <i>Water Sensitive Cities Policy</i> and more specifically in Catchment Plans. Water quality and stream flow controls are covered in Water Management and Riparian sections within Councils DCP.</p>	4

<p>Council has a Water Smart Program that encourages residents to be water efficient and to minimise impacts on stream health e.g. permeability of urban surfaces.</p> <p>Council has an informal relationship with surrounding councils such as Hornsby and Northern Beaches (formally Warringah). Council also frequently collaborates on catchment wide projects such as the Sydney Harbour Decision Support System and upcoming Whole of Hawkesbury Catchment Management Plan</p>	
<p><b>65. Work towards reinstating more natural conditions in highly modified urban waterways</b></p> <p>Concreted and channelised waterways were investigated as part of the <i>Biodiversity and Riparian Lands Study (2012)</i> and mapped in the Riparian Lands LEP Maps and the DCP as Category 3A. Actions to reinstate /naturalise channelised waterways are objectives for this category within the DCP, as well as an objective within the <i>Water Sensitive City Policy</i>.</p>	5
<p><b>Planning Priority N16 - Protecting and enhancing bushland and biodiversity</b></p>	
<p><b>66. Protect and enhance biodiversity by:</b></p> <ul style="list-style-type: none"> <li>a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</li> <li>b. managing urban bushland and remnant vegetation as green infrastructure</li> <li>c. managing urban development and urban bushland to reduce edge-effect impacts.</li> </ul> <p>Council has a <i>Biodiversity and Riparian Lands Study (2012)</i> which was used to inform the Biodiversity and Greenweb mapping in the LEP and DCP. Biodiversity mapping in the LEP and Greenweb mapping in the DCP includes regional flora and fauna, natural areas, biodiversity corridors, EEC - down to lot scale, and also includes a buffer. This is currently quite effective but needs to be continually monitored and reviewed. There are associated Biodiversity controls contained within the LEP and DCP to support the mapping.</p> <p>The management actions within the <i>Biodiversity Policy (2016)</i> and the <i>Fauna Management Policy (2016)</i> are being implemented effectively. The development of <i>Urban Forest Strategy</i> in 2018/19 and site specific management plans will further enhance the effective management of bushland and remnant vegetation and management of bushland and remnant vegetation as green infrastructure. A monitoring and evaluation framework is also currently being developed.</p>	4
<p><b>Planning Priority N17 - Protecting and enhancing scenic and cultural landscapes</b></p>	
<p><b>67. Identify and protect scenic and cultural landscapes.</b></p> <p>This issue requires further development. Ku-ring-gai has little in the way of mapping, formalised policies or strategies in place to protect scenic and cultural landscapes. In general, heritage is well covered but scenic landscapes are not, however some zoning has considered scenic values for example an objective of the E4 Environmental Living zone is “to provide for low-impact residential development in areas with special ecological, scientific or aesthetic values”. The Community Strategic Plan includes high level objectives relating to cultural heritage landscape preservation, and preserving the unique visual character of the Ku-ring-gai LGA.</p> <p>A <i>Scenic and Cultural Landscape Study</i> needs to be prepared that identifies areas of special landscape character relating to views, visual quality, tree canopy, street trees, topography. Also the development of a <i>Character Study and Strategy</i> which would identify</p>	2



the important visual and landscape character elements of the LGA that need to be protected and enhance including landmark locations, gateway entries, important views, movement corridors, centres, HCAs and heritage items and natural vegetation.	
<p><b>68. Enhance and protect views of scenic and cultural landscapes from the public realm.</b></p> <p>This issue requires further development. Ku-ring-gai has little in the way of formalised policies or strategies in place to protect scenic and cultural landscapes as viewed from the public realm. Currently Council’s approach is a case-by-case merit assessment system. Scenic and Cultural landscapes are included in some Council Plans of Management for parks, sportsgrounds, bushland reserves.</p> <p>As above, the development of a <i>Scenic and Cultural Study</i> could be used to inform mapping and/or planning mechanisms to support the protection views of scenic and cultural landscapes from the public realm.</p>	2
<b>Planning Priority N18 - Better managing rural areas</b>	
<p><b>69. Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.</b></p> <p>N/A</p>	0
<p><b>70. Limit urban development to within the Urban Area.</b></p> <p>N/A</p>	0
<b>Planning Priority N19 - Increasing urban tree canopy cover and delivering Green Grid connections</b>	
<p><b>71. Expand urban tree canopy in the public realm.</b></p> <p>Some significant trees are currently mapped in Green Web in the DCP. Councils Delivery and Operational Plan includes a task for the development of a <i>Canopy Replenishment Program</i> for Ku-ring-gai. Council is developing an <i>Urban Tree Canopy Strategy</i> (2018/19). This strategy includes provisions to replace, enhance and protect the urban tree canopy in the LGA and will include:</p> <ul style="list-style-type: none"> <li>• Planned street tree themes for HCAs and other identified areas</li> <li>• Need for shade</li> <li>• Natives vs exotics</li> <li>• Incentive schemes for the local community to plant and look after trees.</li> </ul> <p>Councils Delivery and Operational Plan includes the requirement to develop an <i>Urban Forest Strategy</i> (2018/2019). Outcomes of the <i>Urban Forest Strategy</i> may be used to inform the DCP and LEP update requirements, such as a mechanism to ensure the provision of urban canopy targets. The DCP and/or LEP could identify particular areas of expanded tree canopy and/or significant trees. The <i>Urban Forest Strategy</i> will also investigate the creation of an inventory of significant trees or Significant Tree Register. The strategy will also inform an update of the Street Tree Master Plan for the Local Centres. Council is also undertaking Urban Tree Canopy Mapping, to be completed 2019.</p>	3
<p><b>72. Progressively refine the detailed design and delivery of:</b></p> <ol style="list-style-type: none"> <li>a. Greater Sydney Green Grid priority corridors</li> <li>b. opportunities for connections that form the long-term vision of the network</li> <li>c. walking and cycling links for transport as well as leisure and recreational trips.</li> </ol>	3

Biodiversity Corridors have been identified and mapped in the LEP and DCP. There could be a potential benefit to expanding these corridors to include recreational links as means of supporting both biodiversity and active transport, however a separate strategy for Recreational Corridors might be required.

There are a number of Green Grid Project Opportunities identified in the Ku-ring-gai LGA:

- Green Grid Projects 32 / 33 – improving connectivity through the Browns Waterhole walking & cycling track. Council is currently coordinating a feasibility study for the upgrade of the Browns Water Hole crossing.
- Green Grid Project 16: Pacific Highway Urban Transformation – Councils Lindfield Village Green project which is transforming an at grade Council carpark to an underground carpark with public park on top.

Council is developing a *Recreation in Natural Areas Strategy (2018/19)* which will identify opportunities for the construction and/or maintenance of walking tracks. The *Ku-ring-gai Bicycle Plan (2012)* identifies routes to create a cycling network. The study can be updated to include Green Grid routes and opportunities. Councils Environmental Levy contributes funding to the creation of cycle ways within the LGA.

**Planning Priority N20 - Delivering high quality open space**

**73. Maximise the use of existing open space and protect, enhance and expand public open space by:**

- a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow
- b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space
- c. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved
- d. planning new neighbourhoods with a sufficient quantity and quality of new open space
- e. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses
- f. delivering, or complementing the Greater Sydney Green Grid
- g. providing walking and cycling links for transport as well as leisure and recreational trips.

Council adopted the *Ku-ring-gai Open Space Strategy (OSAS)* in October 2007. Council commenced purchasing land in 2007 and in the proceeding eleven years has acquired approximately 22,300sqm of land; comprising 12,300sqm in the northern part of the LGA and 10,000sqm in the southern half of the LGA. With this land council has built six new parks in the suburbs of Wahroonga, Warrawee, St Ives, Turramurra and Killara. An additional park will commence construction soon in Allan Avenue, Turramurra. On top of this a number of new parks and civic space are planned on council land as part of the Major Projects in Lindfield, Turramurra, Gordon and St Ives. Together these comprise an additional 18,100sqm of new public space.

The *Ku-ring-gai Contributions Plan 2010* proposes an acquisition and embellishment programme of a total 57,882sqm of new park and civic space; this comprises 30,123sqm in the northern part of the LGA and 27,759sqm in the southern part of the LGA. The Plan sets out how Council plans to meet its target through a combination of civic spaces (mainly on council land) and new parks (land acquisition). Further planning is required to



<p>identify potential locations for new parks so that Council can continue to meet its remaining Contribution Plan obligations over the next 10-20yrs.</p> <p>Shared/joint use of facilities is being explored, with Council currently investigating a pilot program with Department of Education and St Ives High School for joint use of recreational facilities.</p> <p>The Environmental Levy contributes funds to creation of cycle ways. The development of the <i>Recreation in Natural Areas Strategy 2018/19</i> will identify opportunities for the construction and / or maintenance of walking tracks. The <i>Ku-ring-gai Bicycle Plan</i> identifies routes to create a cycling network, but these have not been validated against the routes in the Green Grid (in terms of their alignment compatibility).</p>	
<p><b>Planning Priority N21 - Reducing carbon emissions and managing energy, water and waste efficiently</b></p>	
<p><b>74. Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Planned Precincts, State Significant Precincts, Urban Transformation projects, Growth Areas and Collaboration Areas</b></p> <p>Ku-ring-gai does not contain any Planned Precincts, Growth Areas, Collaboration Areas or State Significant Precincts.</p> <p>Council have undertaken initiatives that will contribute to the aspirational objective of achieving net-zero emissions by 2050. Councils DCP includes controls for all buildings that are not required to comply with BASIX Standards. All non-residential buildings are required to incorporate Ecologically Sustainable Design measures. The DCP also requires all non-residential buildings with a gross floor area above 2,000sqm are required to obtain certification under the Green Building Council of Australia (GBCA) Green Star – Design &amp; As Built rating tool, to provide buildings with sustainable structure, architecture and performance, incorporating measures to reduce water and energy consumption which will result in a reduction of carbon emissions and building running costs. Green star ratings in DCP are limited by BASIX. The opportunity for DCP provisions to go over and above BASIX to deliver better outcomes through a Design Excellence mechanism should be investigated.</p> <p>Additionally, Councils DCP includes deep soil provisions in place to combat urban heat island effect and controls to encourage the provision of car share vehicles in new developments. The parking provisions in the DCP reflect the degree or ease of access to transport.</p> <p>Council has located higher density dwellings within local centres, which is an action to indirectly reduce emissions through shared community infrastructure. Council's major community hub projects and urban renewal program have integration of design principles to reduce emissions.</p> <p>Councils <i>Climate Change Policy</i> (2015) and <i>Greenhouse Gas Reduction Action Plan</i> (2015) outlines Council's management approach to reduce the organisations GHG emissions by 20% by 2020, 50% by 2030 and 100% by 2045.</p>	<p>4</p>
<p><b>75. Support precinct-based initiatives to increase renewable energy generation, and energy and water efficiency, especially in Planned Precincts, Growth Areas, Collaboration Areas and State Significant Precincts, and Urban Transformation projects.</b></p> <p>Ku-ring-gai does not contain any Planned Precincts, Growth Areas, Collaboration Areas</p>	<p>3</p>

<p>or State Significant Precincts.</p> <p>10 Council facilities have solar (with 443kW) – Council’s energy management program identifies opportunities on an annual basis. Solar integrated into major projects and urban renewal program</p> <p>Council’s DCP requires all non-residential buildings with a gross floor area above 2,000sqm are required to obtain certification under the Green Building Council of Australia (GBCA) Green Star – Design &amp; As Built rating tool, to provide buildings with sustainable structure, architecture and performance, incorporating measures to reduce water and energy consumption which will result in a reduction of carbon emissions and building running costs.</p>	
<p><b>76. Protect existing, and identify new, locations for waste recycling and management.</b></p> <p>Council is currently looking for a site for a community recycling centre and investigating opportunities for a potential location, which may require rezoning to enable the development of the facility.</p>	3
<p><b>77. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.</b></p> <p>There is the potential for Council clean up days to be synced to encourage a shared economy / circular economy. However, this may need to exclude high density developments, but an option is to provide vouchers to the tip to these residents. Further investigation is required.</p> <p>Council runs the Better Business Partnership program, to assist local businesses to develop waste reduction solutions.</p>	2
<p><b>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 an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.</b></p> <p>N/A</p>	0
<p><b>79. Investigate potential regulatory mechanisms such as a Protection of the Environment Policy (PEP) that sets low-carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use. This could include a framework for the monitoring and verification of performance for precincts in Growth Areas, Planned Precincts, Collaboration Areas, urban renewal precincts and housing growth areas that are planned to have an increase in total floor area greater than 100,000 square metres</b></p> <p>N/A</p>	0
<p><b>Planning Priority N22 - Adapting to the impacts of urban and natural hazards and climate change.</b></p>	
<p><b>80. Support initiatives that respond to the impacts of climate change.</b></p> <p>Councils <i>Climate Change Adaptation Strategy (2016)</i> and subsequent implementation plan prioritises climate change adaptations across all of Council’s operational and service delivery areas, in response to the extreme weather events of bushfire, storm/flood, heatwaves and drought.</p> <p>Councils Climate Wise Communities program is an award winning Council initiative that building local community strength and preparedness to extreme weather events such as</p>	5

<p>bushfire, storm, drought and heatwave. Delivery of Climate Wise Communities program to build community resilience to extreme weather events.</p> <p>Water Sensitive City Policy outlines a management framework for responding to the issues of water conservation and water security, flooding risks, degradation of urban waterways and rising temperatures in a way that enhances the liveability of Ku-ring-gai.</p> <p>The bushfire provisions in the LEP and DCP which resulted from <i>Principal LEP Background Study - Managing Bushfire Risk Now and into the Future (2012)</i> take into consideration the likely increase in intensity of bushfire events due to climate change.</p>	
<p><b>81. Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.</b></p> <p>One of the most significant natural hazards facing Ku-ring-gai is bushfire. The Ku-ring-gai <i>Principal LEP Background Study - Managing Bushfire Risk Now (2012)</i> informed the inclusion of land use controls and provisions in the LEP and DCP that address bushfire evacuation risk issues, including the identification of areas of high bushfire evacuation risk and zoning these areas E4 to limit further development which caters to vulnerable groups, such as child care centres, group homes, etc within these areas.</p> <p>Council is has undertaken flood mapping of Blackbutt and Lovers Jump Creek catchments. Additionally Council has undertaken Blackbutt and Lovers Jump Creek flood risk management studies and plans. A Flooding Areas Strategy is currently being completed, and will lead to the inclusion of Flood Mapping and controls within Councils LEP.</p>	4
<p><b>82. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.</b></p> <p>Council is currently undertaking mapping of Urban Health Island Effect for the LGA. Additionally, mapping is also underway of Tree Canopy.</p> <p>The DCP includes deep soil provisions which facilitate the establishment of canopy trees to combat urban heat island effect.</p> <p>Councils Delivery and Operational Plan includes the requirement to develop an <i>Urban Forest Strategy 2018/19</i>. Outcomes of the <i>Urban Forest Strategy</i> may be used to inform the DCP and LEP update requirements, such as a mechanism to ensure the provision of urban canopy targets. The DCP and/or LEP could identify particular areas of expanded tree canopy and/or significant trees. The <i>Urban Forest Strategy</i> will also investigate the creation of an inventory of significant trees or Significant Tree Register. The strategy will also inform an update of the <i>Street Tree Master Plan</i> for the Local Centres.</p> <p>The <i>Water Sensitive City Policy</i> outlines a management framework for responding to the issues of water conservation and water security, flooding risks, degradation of urban waterways and rising temperatures in a way that enhances the liveability of Ku-ring-gai. The <i>Water Sensitive City Strategy</i> will be developed in 2018/19, which should provide specific management actions to increase water in the landscape to mitigate the urban heat island effect.</p> <p>The <i>Climate Change Adaptation Strategy</i> and subsequent implementation plan prioritises climate change adaptations across all of Council's operational and service delivery areas, in response to the extreme weather events of heatwaves. Delivery of Climate Wise Communities program builds community resilience to extreme weather events, such as heatwaves.</p>	3
IMPLEMENTATION	

**84. Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.**

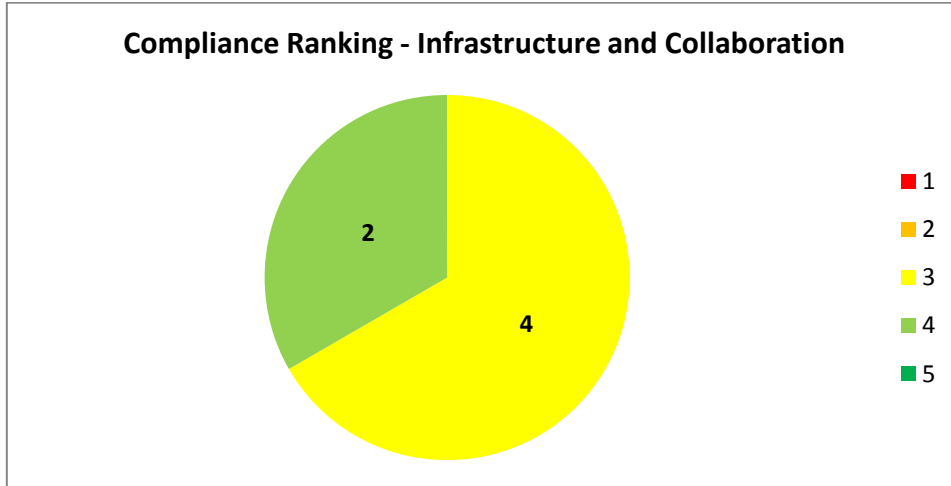
Council currently monitors a number of sustainability outcomes including:

- Monitor canopy cover – pre 10/50 and now
- Monitor fauna populations (abundance and distribution) to inform environmental assessments and development assessments
- Collect and analyse data from Sydney Water and Ausgrid re: household water and electricity use per capita
- Council tracks water consumption of its buildings and facilities, as well as volume of harvested / reused water used for the irrigation of sports fields
- Council tracks its energy use and greenhouse gas emissions, and how it is progressing towards its greenhouse gas emission reduction targets
- Monitor water quality of urban creeks and waterways and stream health
- Monitor outcomes of community programs that are run via satisfaction surveys and participation rates
- All our sustainability plans, policies and strategies have a monitoring and evaluation framework. Outcomes of Environmental Levy program are also monitored.
- Performance measures for sustainability outcomes are also included in the Community Strategic Plan and Delivery Program & Operational Plan and reported on annually
- Monitoring aligned to objectives of plans, policies and strategies.
- Council’s monitoring is also aligned to the community and council’s priorities, which are reflected in the long term objectives, and performance indicators contained in Theme 2 ‘Natural environment’ of the Community Strategic Plan.
- Feedback loops to improve delivery of services and infrastructure.
- The data assists the community and council’s preparation of the 20 year Community Strategic Plan, particularly long term objectives and performance measures. Also Council’s term achievements. That is, those things Council will do during its term to progress the long term objectives

## 2.5 Snapshot of compliance

This section provides an indicative summary of the degree of compliance with the District Plan actions by theme and where future attention should be focussed.

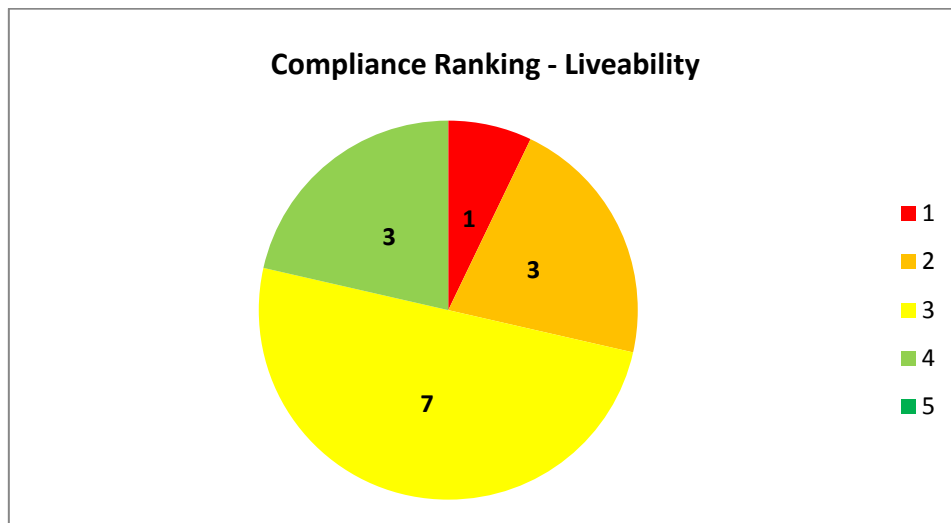
### Infrastructure and collaboration



The ranking has identified the following areas in Councils existing plans and policies that require further consideration:

- review of existing development contributions plans to align with future population growth and associated infrastructure requirements;
- development of more innovative means of generating revenue for local infrastructure delivery;
- better collection and analysis of data on the use of existing community and recreational facilities

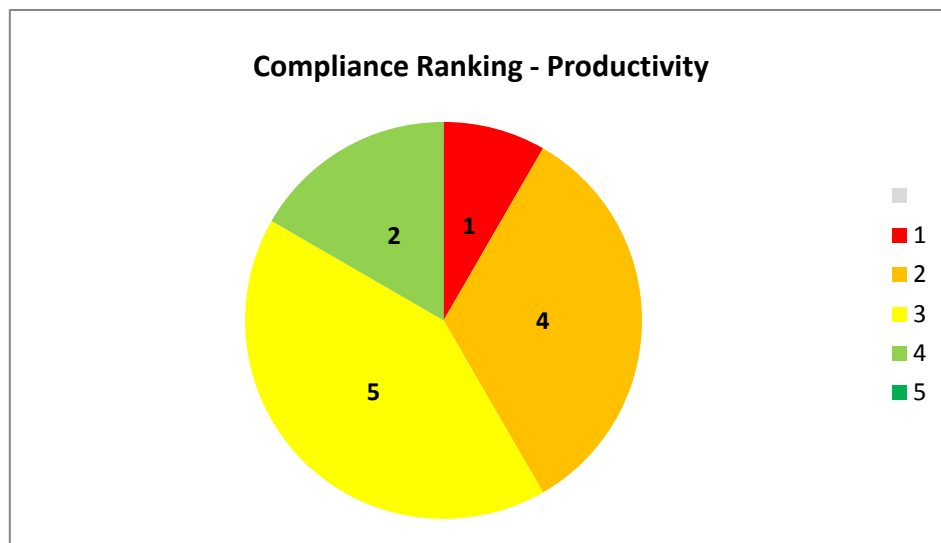
### Liveability



The ranking has identified the following areas that have limited consideration in Councils existing plans and policies:

- opportunities for creative industries, nigh time economy and temporary uses;
- potential refugee, migrant and aboriginal populations within the local government area;
- consideration of affordable housing and the loss of local resident population.

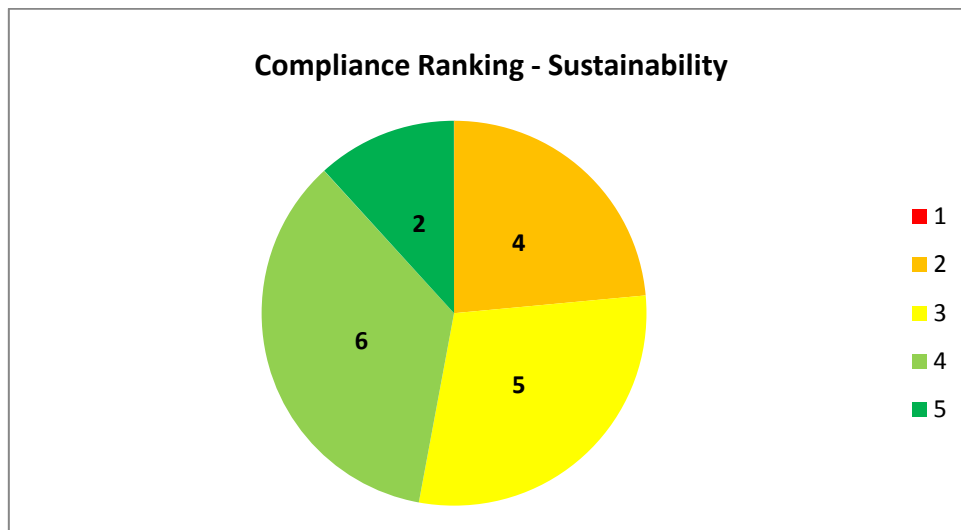
### Productivity



The ranking has identified the following areas that have limited consideration in Councils existing plans and policies:

- investigation into the SAN education and health facilities contribution to the areas productivity;
- investigation of opportunities for new smart work hubs and services through the review of the employment lands study;
- consideration of barriers to the growth of internationally competitive trade sectors, engagement with industry, and assessment of regulatory barriers;
- investigation into planning for changing technology and the economic opportunities arising.

## Sustainability



The ranking has identified the following areas that have limited consideration in Councils existing plans and policies:

- Improving access to water frontages and foreshores
- Investigation into the identification and protection of scenic and cultural landscapes;
- Investigation into solutions to reduce waste volume and transport requirements.



## SECTION 3 – Findings

### 3.1 Key barriers and risks to delivery

The barriers to achieving the District Plan actions are as follows:

Barriers/Risks	Comments
Timeframe	<p>Council has a 3 year timeframe to update LEP so that it aligns with North District Plan. However, it is noted that the timeframes are the same for the preparation and finalisation of the Local Strategic Planning Statements (LSPS) as for those Councils under the 2 year accelerated program. Without adequate funding, there will be difficulty in preparing the necessary evidence base to make properly informed planning decisions. As such the LSPS will need to remain quite high level and more likely to identify areas for further investigation than make firm strategic planning commitments.</p>
Funding	<p>There are significant costs for the preparation of studies and consultants fees for expertise outside of Council staff. These costs are currently not budgeted for.</p> <p>On 12 June 2018 Ku-ring-gai Council resolved to apply for funding from the Department of Environment and Planning to accelerate the development of its housing strategy and review of the LEPs to give effect to The North District Plan. On 25 June 2018 Council's LEP fund application (for up to \$2.5m) was lodged. Council in mid October 2018 was advised its application for funding was not successful. The funding for this project was not included in Council's budget as an application was lodged with the Department of Planning and Environment that remained underdetermined. Council will continue to seek alternative sources of funding from the Department of Planning and Environment and prepare a phased budget program for Council's consideration in the next budget quarterly review</p>
Resources	<p>Burden on Council staff resources to project manage and co-ordinate the required studies and strategic planning work to deliver the planning priorities within the North District Plan.</p> <p>Additionally, privately lodged Planning Proposals take away staff resources from strategic planning work to support delivery of North District Plan, and have potential to</p>

	<p>undermine housing and employment land + retail centres strategies.</p>
Community Expectations	<p>State Government-led community education on the <i>North District Plan</i> (and the overriding <i>A Metropolis of Three Cities</i>) is vital in managing expectations around population growth and the associated increase in urban density, transport and other infrastructure, and housing affordability.</p> <p>There is a very high risk that without any explanatory education being delivered by State Government to the general population, communities will only perceive changes as undermining their quality of life.</p> <p>Understanding by the community of the larger issues might result in better cooperation and more collaborative outcomes in the delivery of the <i>North District Plan</i> priorities, rather than opposition and undermining of planning proposals that seek to manage the change in a cohesive manner across Ku-ring-gai.</p>
Co-operation	<p>Co-operation is required between state agencies for delivery of infrastructure and possible shared uses of infrastructure i.e, community use of school fields on weekends. Council is negotiating a pilot project with the Department of Education to establish joint use of the St Ives High School sports facilities to enable out of school hours use. The success of this project will enable a model that can be implemented across the LGA. However it is reliant on full Department of Education buy-in and a willingness to adequately fund such schemes.</p>
Feasibility and viability	<p>Redevelopment to create vibrant and attractive local centres requires amalgamation of multiple lots in fragmented ownership. The fine grained land ownership that exists within Ku-ring-gai local centres combined with the rental yield of existing retail property creates a significant barrier to redevelopment of this land without significant uplift. The densities that are likely to be required trigger redevelopment under existing market conditions would result in a scale of development that would face strong community opposition and potentially undermine the ability to deliver the vibrant and attractive local centres as intended.</p> <p>Softening of property market and tightening of lending</p>

	<p>criteria could result in slowdown in housing delivery</p>
<p>Infrastructure provision</p>	<p>The ability to accommodate further growth will be limited by the capacity of the transport infrastructure.</p> <p>Whilst the T1 rail link is key to Ku-ring-gai's N-S connection, there are no plans to substantially improve the capacity of the rail network and associated commuter parking to accommodate population growth to 2036.</p> <p>The improvement of public transport and associated infrastructure, including pedestrian bridge crossings, along the E-W corridor linking Macquarie Park with Northern Beaches is key for the effective use of this route.</p> <p>Council's limited financial resources preclude the provision of key infrastructure to support the expected increase in use of both the N-S and E-W corridors.</p>
<p>Infrastructure funding</p>	<p>The planning and delivery of local infrastructure is limited by the amount of funding that can be generated by Council due to constraints such as rate capping and the limits of the development contributions systems. Council will need to develop more innovative means of generating revenue for local infrastructure delivery.</p>
<p>State Government Policies</p>	<p>Council's delivery of good streetscapes, street activation, local character, neighbour amenity, reduction in heat island effects, consideration of sustainable built form outcomes is being undermined and eroded by development under various new or changing of State Government planning policies.</p> <p>These include: <i>SEPP (Exempt and Complying Development Codes) 2008</i> which enables low density housing which is resulting in poor built form outcomes within high quality streets, and medium density housing which will deliver outcomes devoid of integration into the street and local character, undermining Council's ability to deliver housing and growth in a locally appropriate way; <i>SEPP (Housing for Seniors or People with a Disability) 2004</i> and <i>SEPP (Educational Establishments and Child Care Facilities) 2017</i> which do not require development to integrate with any local controls that set area character, streetscape nor landscape which contribute to a sense of place.</p> <p>Actions by various State Agencies (Ausgrid, Telcos, RMS) are undermining good area character and amenity due to a</p>

	lack of collaboration with Council resulting in the siting of infrastructure at inappropriate locations and in contradiction with allowances made to the community.
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### 3.2 Key findings

The LEP Health Check reveals that Ku-ring-gai Council is well placed to deliver on the actions identified in the North District Plan, with the majority of actions having at least some consideration in Councils existing policy framework.

To achieve many of the actions contained within the North District Plan, the Local Environmental Plan is not the ideal or correct instrument for delivery. Implementing the actions will require a whole of Council approach, through strategies, plans and programs – not just statutory LEP controls.

#### Infrastructure and Collaboration

- There is very little in the way of State level infrastructure delivery identified for Ku-ring-gai in the Future Transport Strategy or the North District Plan. The Northern Beaches to Chatswood and Mona Vale to Macquarie Park transport corridors are only identified as ‘initiatives for investigation 0-10yrs’. These will fill in a major gap in cross-regional transport and go some way to providing 30 minute access to the strategic centres of Macquarie Park and Northern Beaches Hospital Precinct. As such, the priority of these two projects should be increased.
- The *Ku-ring-gai Contributions Plan 2010* was intended to support a development timeframe from 2004 to 2031. However, this is based on the previous 2006-2031 growth targets and is likely to be substantially completed within 5 years following a faster than initial envisaged take-up rate (being the remaining 4,000 new dwellings identified in the North District Plan for 0-5 years). Additional work is required to align Council’s existing contribution plans with future population growth targets and associated infrastructure requirements.
- The Lindfield and Turramurra Community Hubs and Lindfield Village Green projects currently underway are innovative examples of Council using its existing land holding to deliver important local infrastructure in centres experiencing growth. Council needs to continue to pursue innovative means to fund local infrastructure provision.
- The SAN Hospital health & education precinct in Wahroonga is a key locality with specific infrastructure needs that would benefit from innovative solutions to cater for its transport needs, given it is largely a car-dependent facility at the moment.

#### Liveability

- Council’s current planning documents reflect a strong place making approach in the redevelopment of the local and neighbourhood centres and the location of housing according to type and density.
- Council’s suite of planning policies and studies have continued to deliver high quality development, including housing, which supports and reinforces the Ku-ring-gai

character of quality built environment within garden settings including tall canopy trees.

- Council is well placed to meet the 5 year housing target of 4,000 dwellings to 2021. Preparation of the Housing Strategy will explore capacity for future housing to meet future housing demands.
- Council's challenge will be to plan for a more diverse range of housing, while protecting the unique visual character and identity of Ku-ring-gai.
- Ku-ring-gai has amongst the highest prices for sales and rentals for the Sydney area and investigation on affordable housing is necessary for retention of local resident population into the future.
- Further investigation is required to understand the social infrastructure implications for migrant, refugee and Aboriginal populations within the local government area as Council has not conducted any formal analysis and there are limited considerations in existing plans.
- The Housing Strategy will be required to investigate the changing demographics of the area and how this increasing population will be assimilated into the area whilst maintaining the high quality built form, landscaped and natural area character unique to Ku-ring-gai..

### Productivity

- There are no strategic centres located in Ku-ring-gai and there have been no major public transport investments identified for Ku-ring-gai in the Future Transport Strategy 2056.
- Council's support of developing tourism opportunities in the local government area is consistent with the North District Plan. Council's current plan is focused on the St Ives Precinct. There are a number of key strategies that can be developed to support opportunities to roll Councils current plan more broadly across Ku-ring-gai.
- The Pymble Business Park is the only urban services land in Ku-ring-gai, and identified as 'retain and manage' in the North District Plan. The area is currently experiencing high vacancy rates and transport connectivity is a barrier to this area. Further investigation in the future role and function of the business park is required.
- While Ku-ring-gai is not identified as a health or education precinct within the North District Plan, the SAN Hospital as a combined health and education facility makes a significant contribution to the areas productivity, and will need to be further investigated in an updated Employment Lands Study.

### Sustainability

- Council's existing policy framework and statutory controls in the LEP and DCP to protect support and enhance with environmentally sensitive land, catchments and waterways, bushland and biodiversity are well developed and largely consistent with the actions and planning priorities within the North District Plan.
- Further investigation is currently being undertaken to mitigate urban heat island effect and expand the urban tree canopy through the development of an Urban Forest Strategy and Urban Tree Canopy Strategy.

- Through the Open Space Acquisition Strategy and Contributions Plan, Council has acquired approximately 22,300sqm for land since 2007 for open space purposes, and has built six new parks. Further planning is required to identify potential locations for new parks having regard to the projected population increases

## SECTION 4 – Conclusions and Recommendations

This section outlines the key actions or decisions required to inform the preparation of Council's Local Strategic Planning Statement.

### 4.1 Gap analysis

Ku-ring-gai Council is achieving, or on the way to achieving a number of the actions contained within the North District Plan. The Health Check has identified a number of areas which will require the updating of existing strategies or policies, and identified new areas of focus that have been given an increased importance through the North District Plan and which will require new research and investigation.

The key evidence studies, strategies and plans that are required to inform the Local Strategic Planning Statement and future amendments to the LEP include:

Category/Type	Strategy/Task/Study Required
Economic	<p><i>Retail Centres / Commercial Study</i></p> <p>An update of the existing study is required to cater for population growth and changes in business and employment types. The study will include a centres hierarchy across the LGA and quantum/location of retail/commercial space. Investigation of growing neighbourhood centres such as Fox Valley neighbourhood centre/SAN can be included.</p> <p>This study will include an <i>Occupancy Review Survey</i> to determine vacancy rates of retail/commercial premises.</p>
	<p><i>Hornsby and Ku-ring-gai Employment Lands Study</i></p> <p>Review and update of this existing study and include:</p> <ul style="list-style-type: none"> <li>– Quantify current floor space, jobs and contribution of commercial lands to the local economy.</li> <li>– Assess the impacts of the high cost of small office rentals in strategic centres and loss of commercial office space due to residential take-up.</li> <li>– Assess future floor space needs based on population growth, demographic change, new technology and innovation and work trends.</li> <li>– Assess opportunities for smart work hubs,</li> </ul> <p>The study would complement the retail centres study.</p>
	<p><i>Pymble Business Park Area Study</i></p> <p>Investigation is required that considers the current and future strategic role of the Pymble Business Park, its floor space and land uses based on population growth, demographic change, new technology and innovation and work trends. This would either be as specialised study or an element of <i>Employment Lands Study</i>.</p>



<p><b>Environmental</b></p>	<p><i>Urban Tree Canopy Strategy (2018/2019)</i></p> <p>Prepare a strategy to replace, enhance and protect the urban tree canopy in the LGA including:</p> <ul style="list-style-type: none"> <li>- Planned street tree themes for HCA's and other identified areas</li> <li>- Need for shade</li> <li>- Natives vs exotics</li> </ul> <p>Incentive schemes for local communities/residents to plant/look after trees.</p>
<p><b>Social</b></p>	<p><i>Community Participation Plan / Engagement Strategy</i></p> <p>This strategy will examine the mechanisms to engage the community and incorporate their feedback into the Local Strategic planning statement.</p>
<p><b>Infrastructure (General)</b></p>	<p><i>Review of Ku-ring-gai Contributions Plan 2010</i></p> <p>Comprehensive review based on estimated new growth to be provided for (which establishes the contribution rate and the apportionment); justification of contributions based on all revised studies and strategies and fully-costed infrastructure (Council resources)</p> <p><i>Concurrent review of the indirect Ku-ring-gai s94A Contributions Plan 2015</i></p> <p>To complement the revised direct Contributions Plan</p>
<p><b>Transport</b></p>	<p><i>integrated Transport Study (2011)</i></p> <p>Update this study to ensure it:</p> <ul style="list-style-type: none"> <li>- aligns with <i>Future Transport Strategy 2056</i></li> <li>- Incorporates 2016 ABS census information on population and journey to work destinations</li> <li>- Include an analysis of travel times by public transport from Ku-ring-gai's suburbs to strategic centres in eastern economic corridor (Macquarie Park and Chatswood)</li> </ul>
<p><b>Open Space</b></p>	<p><i>Open Space Acquisition Strategy (2006)</i></p> <p>Update this strategy to reflect Councils land acquisitions over the last decade.</p> <hr/> <p><i>Public Domain Plan (2010)</i></p> <p>Update the Plan to</p> <ul style="list-style-type: none"> <li>- incorporate recommendations from the Urban Forest Strategy</li> <li>- include a Street Tree Master Plan for local centres</li> </ul> <p>Provide best practice provision of tree planting guidelines particularly for trees planted in local centres.</p> <hr/> <p><i>Local Centre Open Space Studies</i></p> <p>Further planning is required to identify potential locations for new parks within and around the centres so Council can continue to meet its remaining Contribution Plan obligations over the next 10-20 years.</p>

	<p><i>Recreational Needs Assessment and Strategy</i></p> <p>The study will cover all ages, cultural and social groups; as well as all forms of recreation – unstructured, organised and passive.</p> <p>The assessment will provide Council with an up-to-date understanding of the community’s recreation needs, existing opportunities and relevant trends impacting on recreation services or facility provision.</p> <p>The Strategy will provide Council and stakeholders with a framework for recreation policy development, strategic recreation planning, and effective recreation</p>
<p><b>Built Environment</b></p>	<p><i>Local Centre Studies (2018-19)</i></p> <p>Work on this study has commenced for the Lindfield, Turramurra, St Ives centres. It aims to prepare town centre structure plans that assess the existing local centre built environment including pedestrian connections, active streets and active transport and inform on local centre capacity.</p> <p><i>Housing Strategy</i></p> <p>This will incorporate all findings from the following studies:</p> <ul style="list-style-type: none"> <li>- demographic analysis of population trends current and projected</li> <li>- the <i>Housing Needs Study</i></li> <li>- the <i>Housing Affordability Analysis</i></li> </ul> <p>It will provide a long term strategy for the delivery of housing to meet the needs of a growing and changing population and the State government’s housing targets to 2056.</p> <p><i>Housing Needs Study</i></p> <p>This will consider demographic projections and the need for</p> <ul style="list-style-type: none"> <li>- housing diversity ,dwelling type and sizes</li> <li>- appropriate locations for demographic groups</li> <li>- accessible housing for disabled people</li> <li>housing for the aged</li> </ul> <p><i>Housing Affordability Analysis</i></p> <p>A study is required to commence investigation on housing stress and target groups within the LGA that are being displaced due unaffordable accommodation close to family/networks, or due to disability and age, and populations that would benefit the area such as key worker supporting the areas’ schools, aged care, hospital etc.</p>

The Appendix attached to this report provides a List of Studies commenced or to be conducted by other sections of Council

## 4.2 Priorities for preparation of planning proposal

Ku-ring-gai Council has a 3 year timeframe to update its LEP so that it aligns with North District Plan. However, it is noted that the timeframes are the same for the preparation and finalisation of the Local Strategic Planning Statements (LSPS) as for those Councils under the 2 year accelerated program. Without adequate funding, there will be difficulty in preparing the necessary evidence base to make properly informed planning decisions or commitments. Ku-ring-gai's Compliance with all actions in the District Plan will therefore need to be a sequential process requiring more than one update to the LEP

Given the timeframes and lack of funding and resources, Ku-ring-gai's initial LSPS will need to remain relatively high level and more likely to identify areas for further investigation than make firm strategic planning commitments.

The initial key priorities for Ku-ring-gai Council include:

- ***Housing Strategy*** – including consideration of housing affordability, demographic projections, locations and type to provide a long term strategy for the delivery of housing to meet the needs of the growing and changing population.
- ***Retail Centres / Commercial Study*** – including analysis of centres hierarchy, quantum/location, vacancy rates, changes in business and employment types and population growth.
- ***Employment Lands Study*** – including analysis of current floorspace, jobs and contribution of local economy, loss of commercial floorspace for residential take-up, requirements for future floorspace based on population growth and changing technology and work trends. Special consideration for Pymble Business Park is also required.

These three priorities will form the key evidence base, and will underpin the additional strategies and studies required to deliver longer term priorities

4.3 Program

**LEP Review and Update: 3 year Time Frame**

Task	2018						2019						2020						2021						
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Phase 1 LEP Review (Health Check)																									
Phase 2 Draft LSPS																									
Phase 3 Finalise LSPS																									
Phase 4 Gateway																									
Phase 5 Exhibition of draft LEP																									
Phase 6 Plan making																									

**Note:** This timeline is subject to funding allocation  
**Note:** D represents submission due dates to the Department / GSC

## APPENDIX

### List of Studies commenced or to be conducted by other sections of Council

- *Economic opportunities from changing technologies*

This could be a stand-alone study or could be undertaken in collaboration with other North District Councils to develop both regional and local responses.

- *Creative Arts Strategy*

Develop a strategy to determine the requirements necessary to encourage the development of creative industries within the area.

- *Place Making Strategy*

This strategy will provide guidance on the required collaboration and ongoing processes to shape the public realm to maximize its shared value and develop mechanisms to facilitate creative patterns of use to enable the place to thrive.

- *Bicycle Plan (2012)*

Update this to include Green Grid routes and opportunities.

- *Pedestrian Access and Mobility Plan (2015)*

This draft Plan requires further research to identify initiatives in the local centres to address barriers to pedestrian access to provide connected walking routes. The current focus is on town centres with the intention to also apply it to the neighbourhood centres.

- *Scenic and Cultural Landscape Study*

Prepare a Strategy that identifies areas of special landscape and area character relating to views, visual quality, tree canopy, street trees and topography, views and vistas of heritage significance. This will inform Character Statements for incorporation into Council's DCP.

- *Character Study and Strategy*

Prepare a study of the important visual urban and landscape character elements of the LGA that need to be protected and/or enhanced. This study will deliver Character Statements for incorporation into Council's DCP. The study will include:

- Landmark locations
- Gateway entries
- Important view sheds
- Movement corridors
- Centres
- HCA's and heritage items
- Natural vegetation

- *Heritage Strategy*

This strategy would present a mechanism to conserve the area's heritage fabric and provide education on heritage value in the local and Greater Sydney context in the medium to long term time frames.

- *Community Based Thematic Heritage Study*

This involves the community at the first step so that the ownership sits with the community, this will alleviate tensions that currently exist with IHO's.

- *Neighbourhood Revitalisation Study (2010)*

This will update the existing study and prioritise refurbishment of Ku-ring-gai's neighbourhood centres.

- *Water Sensitive City Strategy*

This study is currently underway and will integrate the Green Grid and developed Council's existing approach to sustainable outcomes of development.

- *Urban Forest Strategy*

This work will build on existing mapping and develop strategies for the treatment of species within the built environment.

- *Tree Management Policy*

Develop policy to protect existing trees and identify renewal, maintenance & enhancement opportunities with LEP & DCP controls to support the approach.

- *Natural Areas Recreation Strategy 2018-19*

This study will provide a management framework for the support and provision of access to recreation facilities. This may be conducted as part of the *Recreational Needs Assessment and Strategy*.

- *Sports in Ku-ring-gai Study*

This study requires an update to align with regional and district plans.

- *Walking Strategy*

This strategy is to align the delivery of pedestrian networks with the District Plan's walkable cities and Green Grid, and improve pedestrian connectivity.

- *Playground Strategy*

This study is in draft form and is currently being reviewed and updated in accordance with 2016 census data.

- *Cultural Needs Analysis and Cultural Plan*

The needs analysis will provide Council with an up-to-date understanding of the community's cultural needs and will map all cultural facilities, features and events across the LGA.

The Plan will provide a framework for arts and culture across the LGA, encouraging new opportunities, enhancing existing cultural assets and appropriately allocating Council resources in line with community priorities and values.

- *Events Strategy*

This study may be incorporated into the *Cultural Needs Analysis and Cultural Plan*. It will review policies and processes to encourage vibrant local centres including outdoor dining and activities. It will develop a general approach plus site specific events strategies for the major projects in Lindfield and Turramurra which incorporate open space and community facilities that support formal and informal uses.

- *Social Connections Analysis*

This study will provide an audit of what events and gatherings occur across the LGA to determine the location of networks and groups.

- *Ku-ring-gai Community Facilities Strategy*

This study in four parts, of which the first part on library facilities is complete, will examine Council's creative arts and community services facilities, and their provision and management.

- *Health Services and Facility Needs*

This investigation will determine populations that require physical and mental health assistance and the requirements for medical facilities and services.

- *Needs Analysis for the aged and disabled population*

This study will assess the needs of aged population and disabled population requiring accessible services, facilities and housing.

- *Children Services Review*

This study will assess current and future provision of facilities and services for

- Gathering areas for youth.
- Childcare centres.
- After school care centres.

It will consider facility location, public transport access, and costs/affordability.

- *Ku-ring-gai Youth Strategy 2019-2024*

This is an important study to determine mechanisms, including social, educational and housing provision, to keep this group engaged and resident in the Ku-ring-gai area.

- *Cross-Cultural Needs Identification Strategy*

Formal profiling and assessment of cultural groups and their needs will enable council to apply a consistent Council wide approach to the provision of facilities and services to integrate cultural and linguistically diverse groups.

- *Engagement Strategy with Indigenous groups*

Identify methods of meaningful engagement and consultation to overcome Indigenous cultural barriers including collaboration with Metropolitan Aboriginal Lands Council.