



SF18/108265

Mr Ray Brownlee  
Chief Executive Officer  
Northern Beaches Council  
Email: ray.brownlee@northernbeaches.nsw.gov.au

### **Assurance Phase 1: Local Environmental Plan Review**

#### **The LEP Update – Northern Beaches Council – North District**

Thank you for undertaking a review of your Local Environmental Plans (LEPs). Your LEP Review provides an important foundation for the next phase of Council's program to give effect to the North District Plan and the Greater Sydney Region Plan (GSRP). For the first time this will create a line of sight across Greater Sydney's hierarchy of plans.

The Greater Sydney Commission has considered your LEP Review as part of the Phase 1 Assurance and can confirm that Northern Beaches Council has complied with the requirements as set out in Action 83 of the North District Plan.

#### **Assurance Phase 2: Draft LSPS**

This letter now provides advice regarding the next stages of the program, namely the preparation of a vision for your area, your draft Local Strategic Planning Statement (LSPS) and subsequent LEP update. To assist, **Attachment A** provides additional information and matters to better align with the District Plan and **Attachment B** provides a guide to preparing the draft LSPS<sup>1</sup>.

In summary the guide identifies the LSPS as the core strategic planning document for your local government area. It requires the LSPS to include:

- a vision in the context of the North District, that addresses the vision for a metropolis of three cities and each of the 10 Directions of the Region and District Plan including the three to five key priorities for council
- a structure plan or plans showing key productivity, liveability and sustainability features that provides greater detail on the Structure Plan on page 7 of the North District Plan and recognises significant infrastructure and places including the role of centres

---

<sup>1</sup> Also available at [www.lep-update.planning.nsw.gov.au](http://www.lep-update.planning.nsw.gov.au)



- a 'plan on a page' summary of the LSPS priorities and actions
- important inter-relationships across local government boundaries, with agency programs and projects and the alignment of local programs and projects for a 30-minute city
- the overarching program to give effect to the North District Plan in the short, medium and longer term.

The creation of a diversity of jobs across the three cities is core to achieving one of the cornerstones of the GSRP – the 30-minute city. Employment will therefore need to be an essential part of your LSPS together with improved travel connections and access to a range of education opportunities. Please refer to the LEP Update Portal for a template to assist your review of industrial and employment activities.

The connection between jobs and a diversity of housing opportunities is another critical component of the GSRP. Your draft LSPS is therefore to include an assessment of existing planning controls (together with any proposed amendments) and their capacity to provide additional dwellings. The assessment should consider the feasibility of development, the capacity of existing or proposed infrastructure as well as recent development activity. You may also consider it appropriate to identify new areas for renewal.

This assessment will provide an important input into the development of the 6-10 year housing targets with indicative targets to be discussed as part of the Phase 2 assurance in late March – early April 2019. Consideration of affordable housing needs and the pathway to identify affordable rental housing targets should also be included in this body of work.

The vision for a more sustainable Greater Sydney also requires the adaption of current planning processes to better identify and protect connections between natural systems and the creation of green infrastructure. The LSPS is to identify where and how environmental outcomes can be improved through more integrated approaches.

### **Next Steps**

Whilst the preparation of your LSPS must reflect the specific vision you create with your community for your area, it is important that it also aligns with, and reinforces the broader priorities and actions of the North District Plan. On this basis, we encourage your Council to collaborate with others in the North District over the next stages including the joint commissioning of studies relevant to cross-border issues.

Our review of your LEP also reinforced the need for a more co-ordinated, integrated and collaborative approach to planning across State and local government. To this effect the Commission will continue to work in close collaboration with the Department of Planning and Environment (DPE) as set out in the *LEP Roadmap* guideline.



The Commission will also be designing and hosting a series of forums we refer to as 'expos' over two days from 13 to 14 February 2019. The expos will provide councils with direct access to relevant State agencies in order to support the development of their LSPS. A detailed program of the event will be sent to you in mid-January 2019.

In conclusion, please pass on our thanks to all the members of your team who assisted in achieving this significant milestone. We look forward to continuing our work together creating a more liveable, productive and sustainable Greater Sydney.

If you have any questions about local planning matters please contact DPE Director Regional Planning, Ms Amanda Harvey on 8275 1128. If you have any questions in relation to this assurance letter or district planning processes described above, please contact Mr Andrew Jordan, Team Leader, City Strategy at [andrew.jordan@gsc.nsw.gov.au](mailto:andrew.jordan@gsc.nsw.gov.au) or on 8289-6242.

Yours sincerely,

**Lucy Turnbull AO**  
**Chief Commissioner**

**Dr Deborah Dearing**  
**North District Commissioner**

21 December 2018



## Attachment A

### Additional information and considerations for Northern Beaches Council's draft Local Strategic Planning Statement

As Council progresses preparation of the draft LSPS, further matters may be identified to ensure alignment with the Region and District Plans.

Theme	Issue	Considerations
Infrastructure and Collaboration	Infrastructure	<ul style="list-style-type: none"> <li>Provide an overview of the implications of major projects and infrastructure in your LGA including:                             <ul style="list-style-type: none"> <li><b>Renewal Projects:</b> <ul style="list-style-type: none"> <li>Frenchs Forest Planned Precinct.</li> <li>Ingleside Planned Precinct - growth area substantially reduced due to bushfire risk.</li> </ul> </li> <li><b>Transport Infrastructure:</b> <ul style="list-style-type: none"> <li>Western Harbour Tunnel and Beaches Link</li> </ul> </li> </ul> </li> <li>Investigations for rapid bus transit for east west linkages.</li> </ul>
	Collaboration	<ul style="list-style-type: none"> <li>Identify where planning collaborations and partnerships are key to delivery of Council's priorities. This should include where State agency advice is critical to the delivery of liveable, productive and/or sustainable outcomes such as:                             <ul style="list-style-type: none"> <li>Expanding on the 'movement and place' approach in centres.</li> <li>Working with the Office of Sport (District Sport Facility Plans for Greater Sydney) when considering sporting facilities/playing fields as part of an infrastructure review.</li> <li>Integrating approaches to green infrastructure including open space, urban tree canopy, bushland and waterways.</li> </ul> </li> </ul>
Liveability	Local housing	<ul style="list-style-type: none"> <li>Develop the local housing strategy in accordance with the <i>Planning Priority N5 Providing housing supply, choice and affordability, with access to jobs, services and public transport</i> and ensure content in the LSPS is consistent with Steps 1 and 2 in the <i>Local Housing Strategy Guideline</i> provided by the Department of Planning and Environment. Affordable rental housing needs and targets should be addressed as part of the housing strategy.</li> <li>Components common to both the local housing strategy and the Local Strategic Planning Statement (LSPS) include:                             <ul style="list-style-type: none"> <li>Local Government Area snapshot and housing vision</li> <li>Demographic overview and housing demand</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Analysis of housing supply over the past 10 years and existing supply gaps</li> <li>○ Analysis of housing supply capacity under current planning controls.</li> <li>• To inform the 10 year targets a number of scenarios should be considered in relation to the development pipeline for housing supply, for example, different take-up rates for major infrastructure delivery. At a minimum the LSPS should identify the program for establishing and refining future housing options as part of a local housing strategy.</li> <li>• Consider the housing potential in the LGA (under current controls and committed projects) in regard to the feasibility of development, the capacity of existing or proposed infrastructure, recent development activity and the housing demand areas that cross LGA boundaries.</li> </ul>
	Housing delivery	<ul style="list-style-type: none"> <li>• The DPE's housing supply forecast confirms that the North District's housing supply is on track to deliver 27,300 new dwellings between 2016/17 to 2020/21 which is above the minimum 0-5 year target of 25,950. This has been established by adding completions from July 2016 - September 2018 and a pro-rata of the annual average of DPE's housing supply forecast from 2017/18 to 2021/22 (average of 5,490 per year).</li> <li>• The DPE's housing supply forecast confirms that Northern Beaches Council's housing supply is on track to deliver 2,590 new dwellings between 2016/17 to 2020/21 which is below the minimum 0-5 year target of 3,400. This has been established by adding completions from July 2016 - September 2018 and a pro-rata of DPE's housing supply forecast from 2017/18 - 2021/22 (2,650 dwellings).</li> <li>• Additional contribution to housing supply could be identified through local housing strategy work which may provide greater detail on a variety of housing types, including granny flats and seniors housing.</li> </ul>
	Social infrastructure	<ul style="list-style-type: none"> <li>• Highlight key demographic and spatial challenges that have implications for planning and delivery of health and education services into the future. This could also include opportunities for shared use and/or colocation of facilities.</li> </ul>
	Local centres	<ul style="list-style-type: none"> <li>• Identify local centres where a place-based approach will provide opportunities for additional housing and local jobs and include where walking and cycling can be increased, and car dependency reduced.</li> </ul>
<b>Productivity</b>	Jobs and skills	<ul style="list-style-type: none"> <li>• Expand on the vision, roles and priorities strategic and large local centres, including job growth and improved opportunities for walking and cycling.</li> </ul>

	Health and education precincts	<ul style="list-style-type: none"> <li>Consider how the Maturity Pathway outlined in the District Plan, will guide the expansion and evolution of the Frenchs Forest health and education precincts.</li> </ul>
	Industrial and urban services land	<ul style="list-style-type: none"> <li>Undertake an employment and industrial activities review. Refer to the template on the LEP Update Portal.</li> </ul>
	Freight	<ul style="list-style-type: none"> <li>Catering for freight and servicing in the local area is an essential transport task to enable business to operate as well as provide the services residents require. As urban centres grow, so too does the demand for freight and servicing. By 2036, the freight task in Sydney is expected to grow by 50 per cent (for example, supermarkets receive between 5 and 10 deliveries per day, unit blocks receive approximately 15 deliveries per 100 units per day and some commercial properties require more than one waste collection per day). Identify freight and servicing needs in the LGA and any relevant approaches to address future increases.</li> </ul>
	Metropolitan centres and 30-minute city	<ul style="list-style-type: none"> <li>Demonstrate in the structure plan the relationship between strategic and local centres and the Eastern Economic Corridor as a basis for contributing to a 30-minute city, including planning for walking and cycling.</li> </ul>
<b>Sustainability</b>	Working harbour activities	<ul style="list-style-type: none"> <li>Identify opportunities around Sydney Harbour where sites should be retained to support access to and enjoyment of waterways and water-based transport and working harbour activities.</li> </ul>
	Waterways	<ul style="list-style-type: none"> <li>Identify priorities for protecting environmentally sensitive waterways and improving overall catchment health.</li> </ul>
	Urban tree canopy cover	<ul style="list-style-type: none"> <li>Identify approaches to expand urban tree canopy cover that address the low levels of existing canopy cover in parts of the District. In addition, council is to consider how this is best supported by the updated LEP and DCP, and other whole-of-council programs.</li> </ul>
	Green Grid	<ul style="list-style-type: none"> <li>Confirm the status of delivery of Green Grid priorities and identify how these could be best supported by the updated LEP and DCP. This should include the priority corridors outlined in the District Plan, as well as any other Green Grid connections important to the local area. Council is to note that larger setbacks along tree lined streets can form part of the Green Grid.</li> </ul>
	Rural areas	<ul style="list-style-type: none"> <li>Clarify the program for the Ingleside Growth Area, including the interface with surrounding rural and protected natural areas and key place-based considerations.</li> <li>Identify where place-based planning will be required to manage rural areas of the Northern Beaches.</li> </ul>

	Carbon emissions and efficiencies	<ul style="list-style-type: none"> <li>• Consider opportunities to identify low-carbon, high efficiency precincts.</li> </ul>
	Hazards and resilience	<ul style="list-style-type: none"> <li>• Respond to urban and natural hazards such as flooding, bushfire and coastal erosion and inundation, as well as climate change, and identify how the resilience of important community assets and infrastructure can be strengthened.</li> </ul>