

Draft North District Plan Overview

November 2016

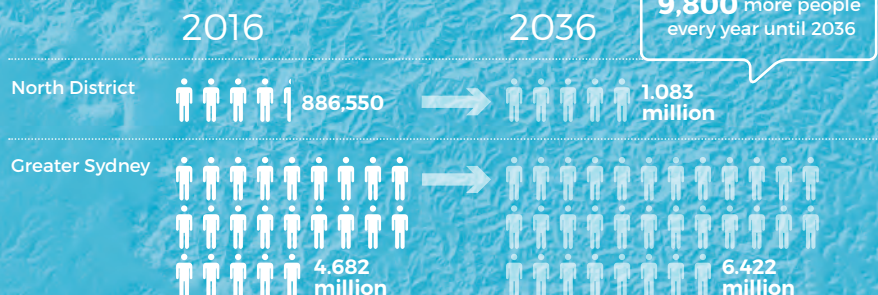


Local Government Areas:

Hornsby	Lane Cove	North Sydney
Hunter's Hill	Mosman	Ryde
Ku-ring-gai	Northern Beaches	Willoughby

Snapshot of the North District

Population



488,300 jobs

which is

20%



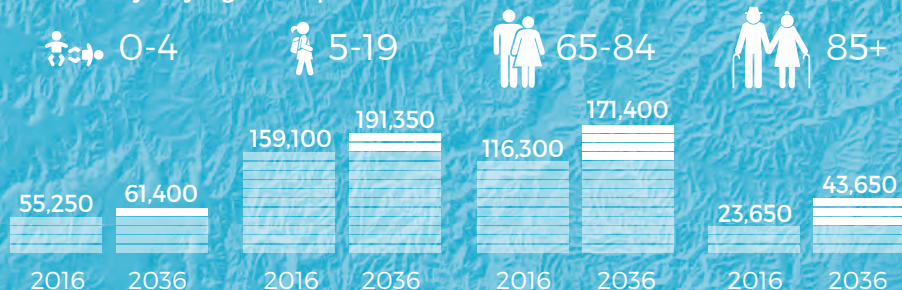
of Greater Sydney's jobs



Public open space

makes up **52%** of the North District and **56%** of Greater Sydney

Growth by Key Age Groups



There will be **almost double** the number of people **over 85 years** in the **next 20 years**

The North District Plan

The North District is a place of coastline suburbs, harbour communities and bushland neighbourhoods located around vibrant urban centres with lively high streets, busy shopping districts and employment hubs.

The draft North District Plan maps our 20-year vision for the North District of Greater Sydney.

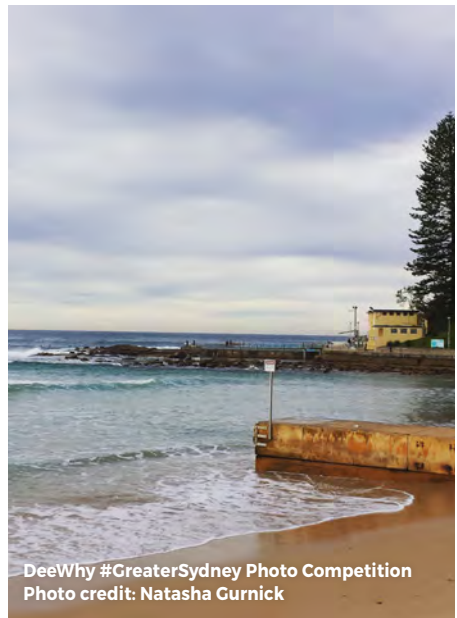
The draft North District Plan is one of six draft District Plans developed by the Greater Sydney Commission for each of Sydney's Districts. We were established by the NSW Government in 2016 to do the big picture planning for Greater Sydney. The District Commissioner for the North District is Dr Deborah Dearing.

This overview summarises the draft North District Plan and asks you for your thoughts and ideas. You can read the entire draft Plan at www.greater.sydney and send feedback:

- via the website
- by email:
engagement@gsc.nsw.gov.au
- by post:
Greater Sydney Commission
Draft North District Plan
PO Box 257, Parramatta NSW 2124

We want to work with you to understand what is important and to give everyone an opportunity to play an active role in shaping the future of the North District.

Planning in Greater Sydney traditionally happened at two levels: The NSW Government developed overarching plans that considered the city's growing population, including what kind of jobs and transport people will need. Local government developed local environmental plans to identify how land can be used, including housing, business and parks. We're now bridging this gap with district-level planning that connects local planning with the longer-term metropolitan planning for Greater Sydney.



DeeWhy #GreaterSydney Photo Competition
Photo credit: Natasha Gurnick

Map of Greater Sydney

North District

Local Government Areas:

Hornsby
Hunter's Hill
Ku-ring-gai
Lane Cove
Mosman
Northern Beaches
North Sydney
Ryde
Willoughby

Gosford

Lithgow

Brooklyn

Richmond

Windsor

Springwood

WEST

WEST
CENTRAL

Katoomba

Penrith

Blacktown

Parramatta

Macquarie Park

North Sydney

Sydney

CENTRAL

Western
Sydney
Airport

Liverpool

SOUTH WEST

SOUTH

Camden

Campbelltown
— Macarthur

Kogarah

Picton

Bargo

Wollongong

NORTH DISTRICT

Our vision for the North District

The North District comprises geographically diverse, economically strong and environmentally aware communities who value and embrace progress, the local landscape and a great quality of life.

It is a unique place in Greater Sydney, where bush meets beach meets city.

Strong, sustainable planning will guide and create a 20-year model to deliver a thriving modern economy co-existing within beautiful natural landscapes. The North District's expansive national parks, natural waterways and beaches, and its vibrant, connected and productive centres, will interact to create opportunity and amenity.

This is particularly important for a district that is changing. The North District's population will grow significantly and its make-up will change as the overall population becomes older. To meet these challenges, the District will offer more housing choices from freestanding homes to more compact housing choices. It will also need to offer residential aged care and housing for people with a disability, as well as supporting health and social infrastructure.

The North District will enjoy improved physical and economic links to major centres across Greater Sydney, including a new Sydney Metro service to Sydney City, and better internal connections to link residents with jobs and services. Centres and urban precincts will grow around major infrastructure and essential urban services. These new developments will attract new businesses and services that

will deliver more jobs and diversity across a range of industries, including a thriving tourism sector.

Better connections will reduce the commute time to work, and allow people living in the District's communities to live closer to great places for shopping, lively main streets, sporting facilities and some of the best that nature has to offer.

Aboriginal heritage within the North District

The North District is bounded by the Hawkesbury, Nepean and Georges Rivers and the traditional home of many clans, tribes and language groups. Among the peoples who are part of this rich story are the Darug, Guringai, Darkinjung, Cameraygal, Borogegal and Wallumedegal.

Their heritage is reflected in many North District place names, including Ku-ring-gai (Guringai), Cammeray (Cameraygal), Berowra (place of many winds) and Cowan (big water).

Community facilities, open space and cultural facilities will be available to all, linked by more public transport options and safe walking and cycling routes, while the District's many memorable heritage places and streets and expansive Aboriginal history will be carefully protected and enhanced.

To make living in the District more affordable, new housing will offer a diversity of type, tenure and price points. Collaborative planning across government will make sure that as the population grows, all residents have access to parks, schools and public transport. The diverse character, heritage and identity of the North District's local areas will be respected and enhanced.

Snapshot of the North District's future

- **Northern Beaches Hospital** – catalysing the creation of a new professional services sector and centre at Frenchs Forest.
- **Sydney Metro and NorthConnex** – drawing Sydney CBD and the District's centres closer together and creating new job opportunities close to home.
- **Innovative transport solutions** – improving east-west links within the District to reduce travel time, and safe cycleways and dedicated pedestrian paths.
- **Housing diversity** – providing a greater mix in the types of homes available at a range of price points, such as apartments or terraces, while protecting the District's landscape character and heritage.
- **Aboriginal and European heritage** – respecting the District's Aboriginal and European heritage.
- **The natural environment** – protecting the District's beaches, harbour, and waterways; its precious national parks, bushland and rural areas; and the sensitive river and island environment of the Hawkesbury.

Culture and heritage within the North District

The District's rich culture and heritage underpins its sense of place and identity. Some cultural facilities include The Ensemble Theatre and Wallarobba Arts and Cultural Centre. Examples of festivals include the Northern Beaches Music Festival and Narrabeen Lakes Festival. Examples of places of heritage include Sydney Harbour National Park, Quarantine Station at Manly and Barrenjoey Head at Palm Beach.

Achieving the vision – Our priorities

To achieve this vision for the North District, the draft Plan sets out our priorities and actions that will shape the District's future and guide policy decisions.



Grow jobs in centres and on urban services land

North Sydney, St Leonards, Chatswood and Macquarie Park provide significant jobs that contribute to Greater Sydney's international competitiveness. We want to improve the connections between these centres and with the rest of the District, whilst reinforcing connections with Parramatta and Sydney City. We also want to retain access to employment and essential support services in the small number of light industrial and urban services areas in the District.

In 2015, 5% of Greater Sydney's employment lands were located within the North District.



Leverage investment in transport infrastructure

Investment in Sydney Metro and NorthConnex presents opportunities to spur on economic growth in Macquarie Park, St Leonards, North Sydney, Chatswood and around Sydney Metro station precincts. NorthConnex will help to shift traffic away from the busy Pacific Highway and Pennant Hills Road so that places along these routes can be revitalised.

Macquarie Park has the potential to become Australia's fourth largest commercial centre by 2036.



Optimise Northern Beaches Hospital as a catalyst for a new centre

We want to collaborate across government and with the community to guide planning and delivery of the Northern Beaches Hospital. We want to attract innovative health and medical related commercial premises to support the hospital. We want to create a health services precinct and a new well-connected strategic centre that's designed to provide a mix of commercial and residential uses and community facilities to better support the people who visit, live and work there.



Plan for demographic change

With an increase in the proportion of children and people over 65 and over 85, we need to plan for a greater choice in homes, as well as health care facilities, community buildings, schools, social and support services. Providing more opportunities for women with children and people over 65 to have access to local jobs will be important in addressing the changing demography within the North District and will strengthen the District's communities.



Create affordable and diverse housing

We want more people in the North District to be able to afford to stay in the area, and we can do this by planning for greater housing choice and diversity, including affordable rental housing and social housing. This will help young families and lower-income earners to live independently, and older people to stay in the local area that they know. We will also monitor housing outcomes and partner population growth with infrastructure planning.



Protect the natural landscape

The District's natural landscape, biodiversity and waterways are real assets and create an attractive backdrop for the District. While protecting these areas we also want to look at how we can attract more visitors and provide easier walking and cycle access to coastal and harbourside areas. We will also plan for effective waste management and ways to lessen any impacts in relation to noise, odour and air quality.



Manage natural hazards

A growing District close to bushland and on the edge of the coast must be resilient to bushfire, floods, storms and coastal inundation, especially in places where urban areas meet bushland and waterways. We need effective policies that protect the values of the District's metropolitan rural areas and respond to the impacts of climate change and natural hazards.



Protect heritage, character and liveability

Our Aboriginal, European and natural heritage areas sit among busy neighbourhoods and suburbs and add to the District's character, arts and culture. We want to protect these areas and design new places that people will enjoy using and visiting. We want to make it easier for people to walk and cycle to, from and within places, and create better connections to the many green areas and waterways that wind through the District.

Our vision for Greater Sydney

The current 20-year planning strategy for Greater Sydney is **A Plan for Growing Sydney**, released by the NSW Government in December 2014. In preparing the draft District Plans we have considered **A Plan for Growing Sydney** as well as a range of other matters that have generated a major shift in strategic planning for Greater Sydney, and have created a longer term, transformational focus on the regional significance of central and western Sydney. As such, **Towards our Greater Sydney 2056**, with its strategy for a metropolis of three cities is set to provide a framework that can better underpin strategic planning for a more productive, liveable and sustainable city. To read more about this vision or to lodge a formal submission, visit www.greater.sydney.

Towards our Greater Sydney 2056 captures an ambitious future for a growing Greater Sydney and acts as a bridge between the current and future metropolitan plans that provide the overarching vision for Greater Sydney as a whole. It describes Greater Sydney as:



A Productive Greater Sydney is a city with more jobs in many centres, with more people being able to access their jobs within 30 minutes of where they live. A Productive Greater Sydney sees new knowledge-intensive jobs in centres right across Greater Sydney's six Districts, and supports investment in digital and knowledge-intensive industries.



A Liveable Greater Sydney is a city with many different places that offer the kind of day to day services and experiences that contribute to our health and happiness. A Liveable Greater Sydney places quality of life considerations at the heart of our planning, focusing on better public transport links, and safe and accessible walking and cycling routes. It offers a greater choice in places to live, and matches the demand for services with new facilities such as schools, hospitals, child care, aged care and community centres.

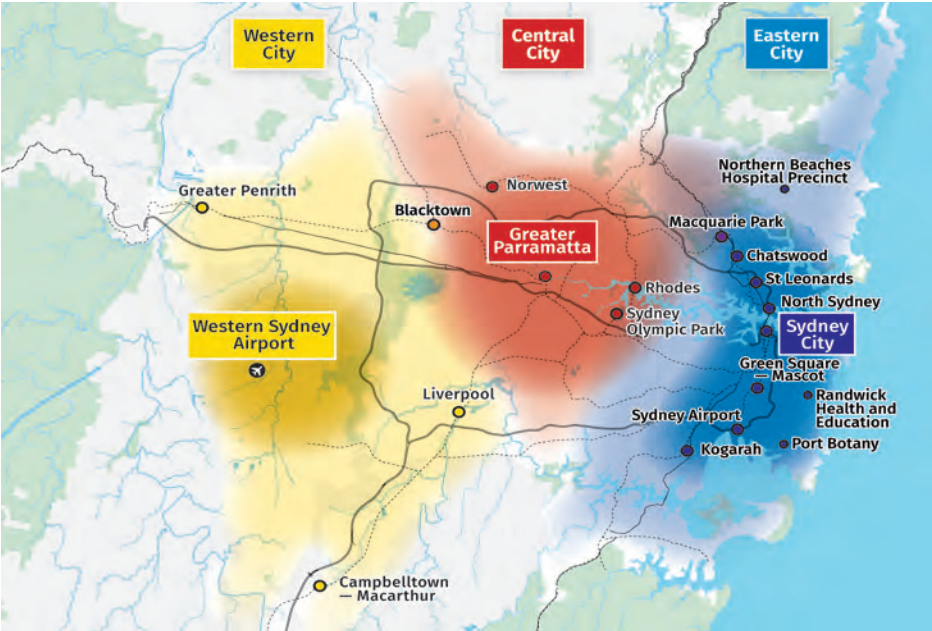


A Sustainable Greater Sydney is a city that continues to exist within a precious landscape, and uses this landscape's environmental integrity as an asset. It focuses on improving the health of Greater Sydney's waterways and enhancing its biodiversity, while also building resilience to natural disasters such as flood and fire that are an inevitable consequence of our landscape and climate. A Sustainable Greater Sydney harnesses technology to unearth innovative ways to minimise our environmental impact.

Towards our Greater Sydney 2056 tells a story of productivity, liveability and sustainability across three cities that collectively make up Global Sydney. Part of the North District shares in the Central City and Eastern City.

Western City	Central City	Eastern City
<p>Encompassing the economic area that will evolve with the development of Western Sydney Airport, an emerging centre of connectivity with a focus on freight, transport and logistics. It will also offer the strategic advantage of creating a greater diversity of jobs and greater social opportunities for the many citizens in the centres of Penrith, Blacktown, Liverpool and Campbelltown-Macarthur.</p>	<p>Concentrated on the developing job hubs of the Greater Parramatta area, with a foundation in health and education, advanced manufacturing, innovation driven enterprises as well as urban services and Greater Parramatta being the administrative and business centre for Greater Sydney. Strong transport capacity and connections to the Eastern City and Western City will be crucial for the success of the Central City.</p>	<p>Clustered around Sydney City, extending from Macquarie Park to Kogarah, with established strength in service industries, finance and innovation, and connected to Sydney Airport, Port Botany and Randwick Health and Education, the established Eastern City will continue to grow.</p>

Plan of Greater Sydney's Three Cities

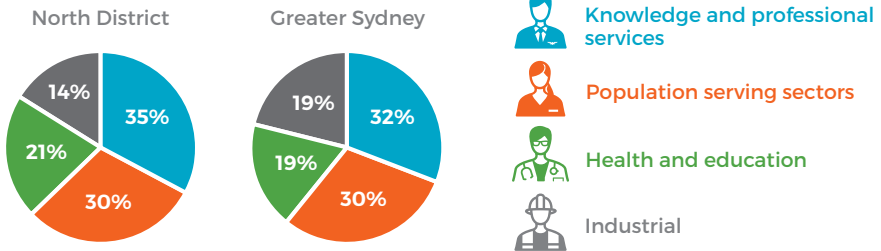


More about the North District

There will be **32,800 more people living alone** over the **next 20 years**, which will be the fastest growing household type between 2016 and 2036



Jobs in 2016



28% of residents have a **bachelor degree**, higher than the Greater Sydney average of **20%**

The fast-growing business and industrial precinct of **Macquarie Park** is one of the largest employment hubs in the greater metropolitan area and has the potential to become **Australia's fourth largest commercial centre by 2036**



56% of homes in the North District are **detached**, compared to **57%** across Greater Sydney

Your feedback on our Plan

#GreaterSydney: Insights from the community

Our conversations with the community through the #GreaterSydney engagement program have provided valuable insights into what the community values about the North District and what people want to see changed. We have sought to encapsulate these inputs in the draft North District Plan. You can read the full draft North District Plan at www.greater.sydney.

The feedback highlighted that people want more jobs closer to home. There was strong support to improve public transport, provide more park and ride facilities to support public transport, reduce traffic congestion and improve the cycle network.

People want more affordable housing to support quality of life, improved community facilities including schools and child care centres and more open space to support active and passive recreation.

We are inviting your feedback, in response to the draft North District Plan, and encourage you to help us plan together for the future of the North District.

To find out how to get involved or lodge a formal submission, visit www.greater.sydney.

- Join the conversation



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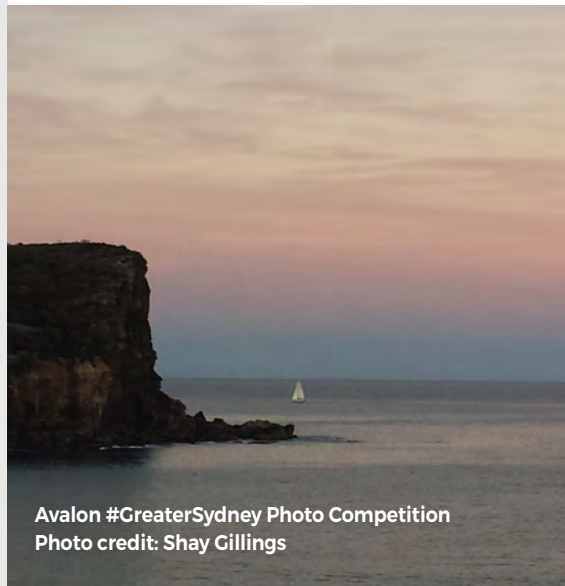


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Avalon #GreaterSydney Photo Competition
Photo credit: Shay Gillings