

Hornsby Shire Council Local Environmental Plan Review

September 2018



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Section 1 – Introduction

Executive Summary

Hornsby Shire is shaped by our natural environment, population growth, housing and employment opportunities. The bushland shire continues to change, evolve and grow to cater for the changing needs of the community. Some of the major challenges ahead include a changing climate, traffic congestion, economic and technology changes, the rate of population growth and the social makeup of the community. These challenges are not unique to our area and all of Sydney is under pressure to address them.

The release of the Greater Sydney Region Plan – A Metropolis of Three Cities and the supporting District Plans establishes the future vision of Greater Sydney to 2056. The North District Plan applies to Hornsby Shire and identifies Planning Priorities that aim to achieve a liveable, productive and sustainable future.

This LEP Review Report identifies the actions from the North District Plan applicable to Hornsby Shire and examines how closely aligned they are with the *Hornsby Local Environmental Plan 2013*. The Review concludes that Hornsby Council is well placed to deliver on the actions identified in the North District Plan. Existing strategies will require updating to inform the preparation of a Local Strategic Planning Statement, as summarised below.

Strategy	Update/Task/Study required	Timing
Demographic Analysis	Review of demographic changes and trends, including (not limited to) socio-cultural needs and child care centre demand	Accelerated LEP Review
Housing	Affordable Housing Discussion Paper Medium Density Housing Demand Analysis Seniors Housing Demand Analysis	Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review
	<i>Local Character Statement</i>	<i>Separate to LEP Review</i>
Community and Cultural Facilities	Community and Cultural Facilities Strategic Plan update	Accelerated LEP Review
Heritage	Comprehensive Review	Part 1 Accelerated LEP Review
Economic Development	Tourism Employment Lands Review update Industrial and Urban Services Review	Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review
	<i>Pennant Hills to Thornleigh Corridor Review</i> <i>Pennant Hills Masterplan</i> <i>Brooklyn Improvements Masterplan</i>	<i>Separate to LEP Review</i> <i>Separate to LEP Review</i> <i>Separate to LEP Review</i>
Environmental Sustainability	Water Sensitive Hornsby Urban Heat Mapping Climate Change Adaptation Biodiversity Management Plan Urban Forest Strategy	Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review Accelerated LEP Review
Rural Lands	Rural Lands Strategy Update	Accelerated LEP Review
Open Space	<i>Active Living Hornsby Strategy update</i>	<i>Separate to LEP Review</i>
	Play Plan Walking and Cycling Plan	Accelerated LEP Review Accelerated LEP Review
Hornsby Town Centre Review	Rejuvenation of Hornsby Town Centre	Accelerated LEP Review

1.1 Purpose of this Review

The purpose of this Review is to identify how closely aligned the *Hornsby Local Environmental Plan 2013* is to the actions in the North District Plan. This Review will provide the context that will help identify the priorities for investigation to inform a Local Strategic Planning Statement.

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

1.2 Planning policy and statutory context

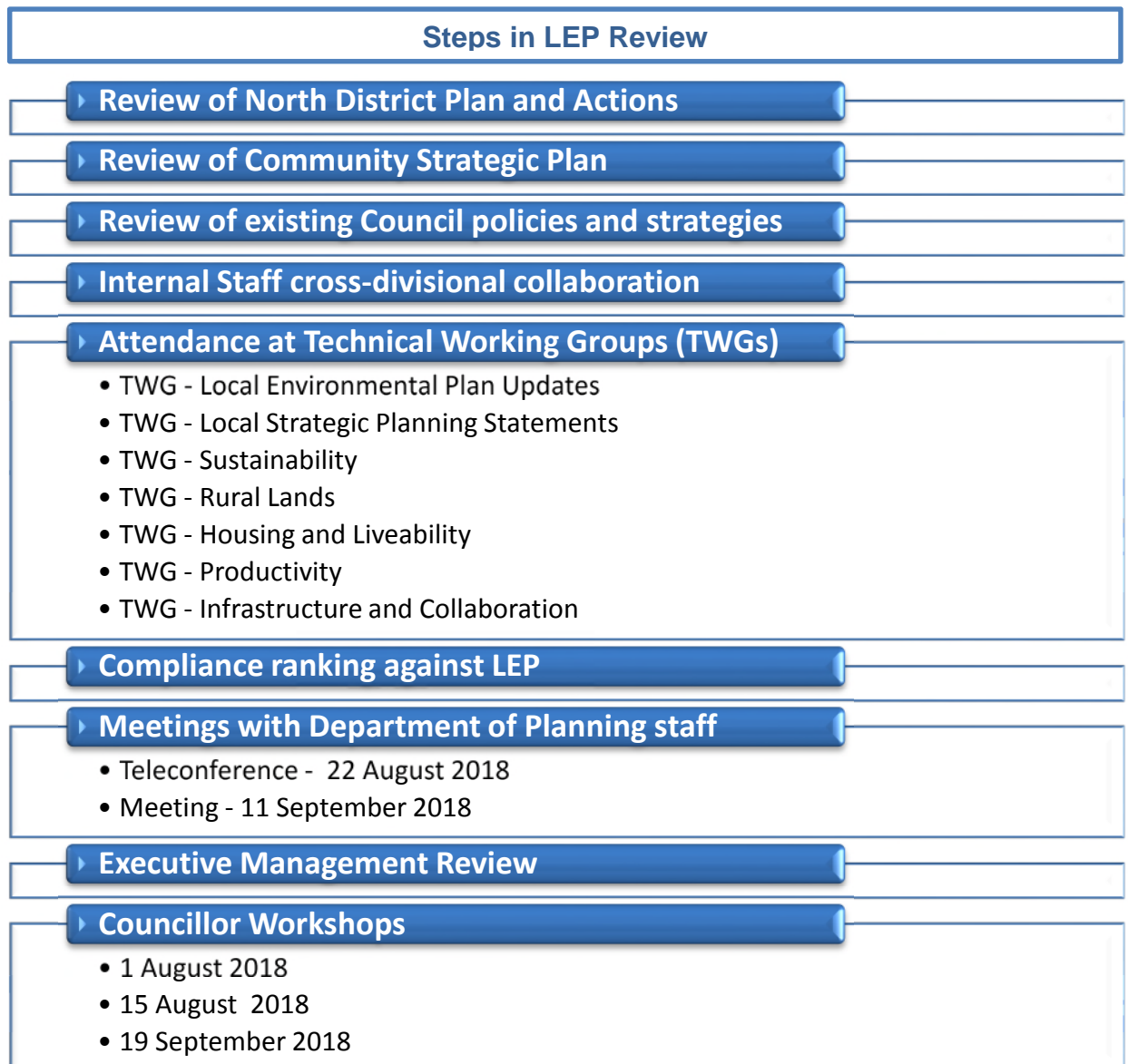
This LEP Review has been prepared to satisfy the legislative requirements under Section 3.8(4) of the *Environmental Planning and Assessment Act 1979* for all councils in the Greater Sydney Region to undertake a review of their local environmental plans following the making of a District Plan.



1.3 Methodology

This LEP Review has been prepared based on a review of the North District Plan, the Hornsby Shire Community Strategic Plan, and existing Council policies and strategies.

Executive Management has overseen a coordinated cross divisional approach to the LEP Review with input from Councillors through informal workshops. Council officers have attended Technical Working Groups coordinated by the Greater Sydney Commission and the Department of Planning and Environment, the purpose of which was to assist councils prepare their LEP Review.



1.4 Consultation and engagement

Council's *Community Strategic Plan (CSP) 2018-2028* was adopted by Council in June 2018. It gives a timely and clear indication of community views and values. The people of Hornsby Shire value the characteristics of the area and describe their quality of life as very positive, feeling a strong sense of living in a community. Protecting the natural environment and having access to bushland areas, parks and green spaces are very important.

The CSP and the accompanying research and community consultation data undertaken by a consultant were considered when preparing this LEP Review. In-depth community consultation will be undertaken during the development and preparation of the Local Strategic Planning Statement and any subsequent planning proposal to amend the *HLEP 2013*.

Section 2 – The Health Check

The following “gap analysis” identifies each theme and action from the North District Plan applicable to Hornsby Shire, with a status update on how the actions are being addressed or where further work is required.

Each action has been assigned a compliance ranking and a timeframe based on the scale below.

Compliance Ranking Scale	
1	Not included in existing policies or strategies
2	Limited consideration in existing policies or strategies.
3	Existing detailed policy or strategy, further studies/investigation required to develop new strategies in line with District Plan
4	Existing detailed policy or strategy, actions reviewed, sufficient information available to develop new strategies in line with District Plan
5	Complies, no further action required

Timeframe	
Short Term (S)	Items identified for the 2 year, \$2.5 Million Accelerated LEP Review project.
Medium Term (M)	Items identified for further investigation with a view to completion within 3-4 years
Long Term (L)	Items identified for further investigation with a view to completion within 5+ years

2.1 Infrastructure and Collaboration

Hornsby Shire has had substantial growth in development and population and the operational plan and delivery plan include infrastructure upgrades funded by developer contributions to support the growth. Council is also reliant on the State Government and its agencies to assist with infrastructure delivery around arterial roads, highways and rail as well as schools, hospitals and water and sewer services.

EXISTING STUDIES / POLICIES

- Section 7.11 Development Contributions Plan
- Section 7.12 Development Contributions Plan
- Integrated Land Use and Transport Strategy (2004)
- Integrated Land Use and Transport Strategy Issues Paper (2009)

Planning Priority N1 – Planning for a city supported by infrastructure

District Plan Actin	LEP Review Response	Compliance	Timing
1. Prioritise infrastructure investments to support the vision of A Metropolis of Three Cities.	<p>State Govt Projects:</p> <ul style="list-style-type: none"> • NorthConnex (in progress) • Hornsby Interchange Commuter Parking (in planning) • Hornsby Junction Remodelling (completed) <p>NorthConnex is currently under construction and due to be completed in 2019. Hornsby Interchange Commuter Parking is in the planning stage. However, Council is actively working with TfNSW to ensure that this infrastructure investment will support, align and benefit from the Hornsby Town Centre Review in terms of location of commuter car parking.</p>	3	S
2. Sequence growth across the three cities to promote north-south and east-west connections.	<p>NorthConnex is due for completion in 2019. It is expected on completion of this project, traffic on Pennant Hills Road and surrounding local roads will ease and will offer opportunities for different types of land uses and business investments, improved amenity and opportunity for alternative modes of transport.</p>	2	L

	A review of the Pennant Hills Road Corridor between Pennant Hills and Thornleigh should be undertaken as a future action of the Local Strategic Planning Statement.		
3. Align forecast growth with infrastructure.	Council's 7.11 Development Contributions Plan came into force in December 2015 to ensure that adequate community infrastructure is provided to meet the demands generated by new development. However, the timely provision of infrastructure requires the State Government and its agencies to deliver arterial roads, highways and rail as well as schools, hospitals and water and sewer services. The Section 7.11 Plan will continue to be updated to support population increases and development. This remains on the Strategic Planning Program separate from, but related to, the Accelerated LEP Review.	4	S
4. Sequence infrastructure provision using a place-based approach.	The Hornsby Town Centre Review will use a place-based approach to the provision of infrastructure.	3	S
5. Consider the adaptability of infrastructure and its potential share use when preparing infrastructure strategies and plans.	Council's Community and Cultural Facilities Strategic Plan and Active Living Hornsby Strategy identify the need for multi-purpose and flexible infrastructure. This will continue to be explored in any updates to the Plans/Strategies.	3	S
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.	The Hornsby DCP contains requirements for Travel Plans for high density development to coordinate a site-wide and building wide approach to influence the travel behaviour of residents and visitors away from single-occupancy car use towards more sustainable forms of transport. The Hornsby Town Centre Review will encourage walking and cycling within Hornsby to remove cars used for short trips and explore alternative modes. Council is currently undertaking a Shire-wide Car Parking Study which will consider adaptive parking options.	3	S

Planning Priority N2 – Working through collaboration

District Plan Action	LEP Review Response	Compliance	Timing
7. Identify, prioritise and deliver Collaboration Areas.	N/A	N/A	Responsibility of GSC
8. Undertake a collaboration role by providing expert advice on collaborations of St Leonards, Frenchs Forest and Macquarie Pk.	N/A	N/A	Responsibility of GSC

2.2 Liveability

Hornsby Shire thrives with the diverse communities that live here. Like the rest of Sydney, Hornsby Shire has been under substantial and continual pressure to accommodate a rapidly growing population and has been subject to a major transformation in recent years with new development and increases in the local population. Although there is sufficient zoned land and development pipeline capacity to accommodate required dwelling growth, Council's planning for the future will focus on housing choice, affordability, social infrastructure and culturally rich, connected communities.

EXISTING STRATEGIES / POLICIES

- Housing Strategy (1994, 1998, 2011)
- Heritage Study 1991 (and 5 subsequent reviews)
- Tourism Planning Provisions Review (2003)
- Open Space Land Acquisition Review (2006)
- River Settlements and Foreshores Review (2007)
- Profile ID Dwelling Consumption Analysis (2008)
- Community and Cultural Facilities Strategic Plan (2015)
- 25,000 Trees by 2020 Initiative
- Active Living Hornsby Strategy (2016)

Planning Priority N3 – Providing services and social infrastructure to meet people's changing needs

District Plan Action	LEP Review Response	Compliance	Timing
9. Deliver social infrastructure that reflects the needs of the community now and in the future.	The Community and Cultural Facilities Strategic Plan sets the long term direction for community and cultural facilities but needs updating to reflect loss of territory south of the M2 and demographic changes as a result of recent Housing Strategy development and future growth to ensure age cohorts, cultural groups or changing needs catered for.	3	S

<p>10. Optimise the use of available public land for social infrastructure.</p>	<p>Both the Community and Cultural Facilities Strategic Plan and Active Living Hornsby Strategy identify the need for multi-purpose and flexible infrastructure and the co-location of facilities. Updates to these will consider opportunities for co-location and shared use of facilities.</p> <p>Council has had officer level discussions with the Department of Education concerning shared use of schools. As part of the Hornsby Town Centre Review and the update of the Cultural and Community Facilities Strategic Plan, Council will engage further with State agencies to identify any synergies in the provision of social infrastructure.</p>	<p style="text-align: center;">3</p>	<p style="text-align: center;">M</p>
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Planning Priority N4 – Fostering healthy, creative, culturally rich and socially connected communities

District Plan Action	LEP Review Response	Compliance	Timing
<p>11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient, socially connected communities by:</p> <ul style="list-style-type: none"> a. providing walkable places at a human scale with active street life b. prioritising opportunities for people to walk, cycle, use public transport c. co-locating facilities d. promoting access to healthy fresh food & supporting local food production. 	<p>In July 2018 Council resolved to prepare public domain plans to improve the quality and liveability of our town centres and high density housing precincts. These plans will promote pedestrian activity and create attractive and safe meeting places where people can gather and socialise. They may take the form of iconic town squares, major streetscape projects or minor path and street tree planting.</p> <p>The Active Living Hornsby Strategy identifies the requirement to prepare a walking and cycling plan, sportsground strategy and play plan which will support an active and socially connected community.</p>	<p style="text-align: center;">3</p>	<p style="text-align: center;">S</p>

<p>12. Incorporate cultural and linguistic diversity in strategic planning and engagement.</p>	<p>This will be addressed in the preparation of the Community Participation Plan in accordance with EP&A requirements</p> <p>The Department of Planning and Environment have confirmed the Community Participation Plan is not a prerequisite to the preparation of an LSPS and guidance material (including a template) will be issued in late 2018.</p> <p>Council will use data from a detailed demographic analysis to inform the Community Participation Plan, which is due late 2019.</p>	3	M
<p>13. Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</p>	<p>Council will use data from a detailed demographic analysis to inform the update of the Community and Cultural Facilities Strategic Plan, which will consider the local infrastructure implications for areas that accommodate large migrant and refugee populations.</p>	3	S
<p>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.</p>	<p>This will be addressed in the preparation of the Community Participation Plan in accordance with EP&A requirements</p> <p>The Department of Planning and Environment have confirmed the Community Participation Plan is not a prerequisite to the preparation of an LSPS and guidance material (including a template) will be issued in late 2018.</p> <p>Community Participation Plan due late 2019.</p>	2	M
<p>15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including:</p> <ul style="list-style-type: none"> a. arts enterprises and facilities, and creative industries b. interim and temporary uses c. appropriate development of the night-time economy. 	<p>Council needs to engage with the community about arts and culture and identify measures that can reduce the regulatory burden for arts, creative industries and temporary uses as well as the night time economy.</p> <p>A Demographic analysis and the update of the Community and Cultural Facilities Strategic Plan will canvass the issue. Council will need to consider progressing a cultural action plan in the future which can consider how to make temporary and minimal impact events and development easier for arts, creative industries and the night time economy.</p>	2	L

16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	Council's Public Domain Planning will focus on creating places that are safe for pedestrians and have a focus on social connection and interaction.	3	S
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Planning Priority N5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport

District Plan Action	LEP Review Response	Compliance	Timing
<p>17. Prepare local or district housing strategies that address the following:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 	<p>Hornsby Council's 5 year housing supply target is 4,350. A Housing Strategy will be prepared to demonstrate that we are well-placed to meet the North District Plan 5 year target with no additional rezonings required.</p> <p>Council's planning for the medium to long term targets will need a focus on housing choice and diversity, affordability, liveability and local character. It will also involve assessment of the demand for Medium Density, Child Care and Seniors Housing developments to inform exemption strategies from State Government policies which override local planning controls.</p>	4	S

18. Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.	Council has prepared an Affordable Housing Discussion Paper for exhibition and community feedback in recognition of Council's statutory obligations to assist in the provision of affordable housing as well as its social obligations. The implementation of an Affordable Rental Housing Target Scheme will be considered as part of the Hornsby Town Centre Review.	2	M
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Planning Priority N6 – Creating and renewing great places and local centres and respecting the Districts heritage

District Plan Action	LEP Review Response	Compliance	Timing
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.	Council's Housing Strategy and Local Strategic Planning Statement will include consideration of local existing and desired future character. Council has resolved to prepare public domain plans to improve the quality and liveability of our town centres and high density housing precincts. These plans will promote pedestrian activity and create attractive and safe meeting places where people can gather and socialise. A core aim of the Hornsby Town Centre Review is to renew and revitalise the HTC to make it a more liveable, green, accessible, fine grain, mixed use, walkable and community focussed Centre. To facilitate this, the project aims to enhance public domain, liveability, accessibility, safety, environmental sustainability and visual appeal of the Centre through quality design, urban form and landscape outcomes.	3	S

<p>20. In Collaboration Areas, Planned Precincts, Growth Areas and planning for centres:</p> <ul style="list-style-type: none"> a. investigate opportunities for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking b. ensure parking availability takes into account the level of access by public transport c. consider the capacity for places to change and evolve, and accommodate diverse activities over time d. incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations. 	<p>Cherrybrook Station Precinct forms part of the State Government’s Sydney Metro Northwest project (formerly known as the North West Rail Link). It has been identified by the Department of Planning and Environment as one of it’s Planned Precincts with the aim of delivering “new homes and jobs located close to public transport, shops and services, while retaining and enhancing a community’s character.” The scope of work to be undertaken by the Department of Planning includes completing studies, planning and design to update the Cherrybrook Station Precinct Plan.</p> <p>Planning for the precinct has been protracted and Council has continued to reiterate the importance of finalising the technical studies and Precinct Plan for the entire precinct to deliver an integrated land use and transport strategy and to provide certainty for the community.</p> <p>Council’s Car Parking Strategy which is currently being undertaken will consider EV charging technology and locations and any recommendations on the same will assist with consideration of a policy position by Council.</p>	2	M
<p>21. Identify, conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> 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. applying adaptive re-use and interpreting of heritage to foster distinctive local places c. managing and monitoring the cumulative impact of development on the heritage values and character of places. 	<p>Council protects buildings, places and landscapes of historical and environmental heritage through the identification and listing of heritage items and heritage conservation areas, overlaid with planning controls. More than 800 heritage items have been listed and nine Heritage Conservation Areas (HCA) established since Council’s first Heritage Study was prepared in 1991. In August 2018, Council resolved to consider undertaking a comprehensive Heritage Study to inform amendments to Council’s planning controls and the preparation of a Local Strategic Planning Statement. Part 1 of the Study will include a gap analysis and identification of priority actions that could be achieved under the timing and budget of the Accelerated LEP Review program.</p>	4	M

<p>22. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.</p>	<p>Council will be updating its Employment Lands Review and preparing an Economic Development Strategy. This will inform a future action for the Local Strategic Planning Statement to adopt a place-based approach to exploring the role and function of existing and planned centres, identifying local character and future vision for centres and neighbourhoods.</p>	<p>3</p>	<p>L</p>
<p>23. Use flexible and innovative approaches to revitalise high streets in decline.</p>	<p>Council is keen to work with the RMS and Transport for NSW concerning its Movement and Place Framework. Council has implemented new planning controls for the West Side of Hornsby in an attempt to revitalise Peats Ferry Road, which is a local high street. In 2005, the classification of the Pacific Highway on the western side of the railway between George Street and Bridge Road was changed to Local Road and the classification of George Street on the eastern side of the railway between the Pacific Highway and Bridge Road was changed to State Road. To reinforce the desired road hierarchy, Council has changed the name of the Pacific Highway within the Hornsby Town Centre to Peats Ferry Road and reduced the speed limit to 40km per hour to establish a high pedestrian activity area with a low speed environment, encouraging through traffic to use the arterial route of George Street. However, Council needs assistance from the RMS to encourage through traffic to use the arterial route of George Street, and capacity increases for George Street.</p> <p>Council has also flagged the implementation of High Pedestrian Activity Precinct (HCAPs) at Pennant Hills and Thornleigh.</p>	<p>3</p>	<p>L</p>

2.3 Productivity

Hornsby Town Centre is the major commercial centre within the Shire and nominated as a Strategic Centre in the North District Plan. The future role of Hornsby Town Centre will play a key role in delivering jobs close to housing and the co-location of a wide mix of activities. Other centres within the Shire will also require renewal in the future to determine their future character, identity and role in delivering a well-connected 30 minute city.

EXISTING STRATEGIES / POLICIES

- Hornsby Ku-ring-gai Subregional Employment Study 2008
- Economic Development Strategy 2007

Planning Priority N7 – Growing a stronger and more competitive Harbour CBD

District Plan Action	LEP Review Response	Compliance	Timing
<p>25. Prioritise: a. public transport projects to the Harbour CBD to improve business connections and support the 30-minute city</p> <p>b. infrastructure investments, particularly access to the transport network, which enhances walkability within 2 km of strategic centres or 10 min walking distance of a local centre</p> <p>c. infrastructure investments, particularly access to the transport network, which enhance cycling connectivity within 5 kilometres of strategic centres or 10 kilometres of the Harbour CBD.</p>	<p>The Hornsby Town Centre Review will leverage the position of the centre at the transport interchange to encourage connections between Hornsby and the Harbour CBD. Council will be working closely with Transport for NSW throughout the project.</p> <p>One of the actions of the Active Living Hornsby Strategy is a Walking and Cycling Plan, which will integrate parks with streets and all other day to day destinations (work, transport, shops, school, play). The Plan will be progressed as part of the Accelerated LEP Review to ensure that walking and cycling are planned in concert with the full spectrum of the public domain to achieve higher usage levels and much more connected communities. There will also be synergies with the Hornsby Town Centre Review and its aim of connectivity around, to and within the Centre.</p>	<p>3</p>	<p>S</p>

Planning Priority N8 – Eastern Economic Corridor is better connected and more competitive

District Plan Action	LEP Review Responses	Compliance	Timing
26. Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the economic corridor.	Hornsby Town Centre is identified as a strategic centre. Therefore, Council's Hornsby Town Centre Review has been prioritised to assist achieve the 30 minute city. Council is keen to work with TfNSW to investigate options for relocation of the Hornsby Bus Interchange to create efficiencies in operation and connectivity.	3	S
27. Prioritise transport investments that enhance access to the economic corridor and between centres within the corridor.	TfNSW's Hornsby Interchange Commuter Parking is in the planning stage. Council is keen to work with TfNSW to ensure that this infrastructure investment will support, align and benefit from the Hornsby Town Centre Review in terms of investment and location.	2	S
28. Co-locate health, education, social and community facilities in strategic centres along the economic corridor.	Both the Hornsby Town Centre Review and the Community and Cultural Facilities Strategic Plan update will address and consider co-location of social and community facilities.	2	S

Planning Priority N9 – Growing and investing in health and education precincts

District Plan Action	LEP Review Response	Compliance	Timing
29. Facilitate health and education precincts that: a. create the conditions for continued co-location of health & education facilities,& services to support the precinct 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 min.	The Hornsby Town Centre Review will look at connectivity between the Hornsby Hospital and medical precinct and the Centre. The visioning stage of the Review will involve workshops with stakeholders such as Department of Health, Department of Education and other education providers to consider the potential for co-location of facilities and attraction of associated industries and research clusters.	2	3

Planning Priority N10 – Growing investment, business opportunities and jobs in strategic centres

District Plan Action	LEP Review Response	Compliance	Timing
<p>36. Provide access to jobs, goods and services in centres by:</p> <ul style="list-style-type: none"> a. attracting significant investment and business activity in strategic centres to provide jobs growth b. diversify range of activities in centres c. creating vibrant, safe places and quality public realm d. focusing on a human-scale public realm and locally accessible open space e. balancing the efficient movement of people and goods and liveability f. improve walkability in and to centres g. completing and improving a safe and connected cycling network to and within centres h. improving public transport services to all strategic centres i. conserving and interpreting heritage significance j. designing parking that can be adapted to future uses k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts l. creating the conditions for residential development within strategic centres and 	<p>The current planning strategy for Hornsby Shire's employment lands is based on the findings and recommendations of the <i>Ku-ring-gai and Hornsby Subregional Employment Study (2008)</i>.</p> <p>The Study needs will be updated to reflect current retail, business and industrial trends and identify how to attract significant investment and activity in our commercial centres to provide jobs growth.</p> <p>Both the North District Plan and Council's Community Strategic Plan include priorities to grow business opportunities and jobs and to create attractive centres. This will be informed by a number of studies to be undertaken, including the Economic Development Strategy, the Hornsby Town Centre Review, the Walking and Cycling Plan and public domain planning.</p>	<p>3</p>	<p>S</p>

within walking distance (10 minutes), but not at 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.			
37. Create new centres in accordance with the Principles for Greater Sydney's centres.	It is not anticipated that additional centres are required to be created to meet expected demand or jobs growth targets.	n/a	n/a
38. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.	Council recognises that recent infrastructure such as the North Connex Tunnel provides an opportunistic time to review the Pennant Hills Road Corridor between Pennant Hills and Thornleigh. Council has also long received feedback that the Pennant Hills Town Centre is in need of revitalisation and renewal. Investigation of this precinct will be flagged as a future action in the Local Strategic Planning Statement.	3	L
39. Encourage opportunities for new smart work hubs.	The Economic Development Strategy will be updated to reflect current retail, business and industrial trends and will address demand for smart work hubs. The Hornsby Town Centre Review may also address and identify opportunities for the same.	2	S
40. Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.	The current planning strategy for Hornsby Shire's employment lands is based on the findings and recommendations of the <i>Ku-ring-gai and Hornsby Subregional Employment Study (2008)</i> . The Study needs will be updated to reflect current retail, business and industrial trends and identify how to attract significant investment and activity in our commercial centres to provide jobs growth.	3	S
43. Strengthen Hornsby through approaches that: a. encourage revitalisation of the commercial core b. better integrate Westfield Hornsby into the	Council has resolved to undertake a Hornsby Town Centre Review to revitalise Hornsby to make it a more liveable, green and community focussed centre. The aim of the review is to revitalise and integrate the Centre, promote of walking, cycling and public transport to and within the centre, public domain upgrades, place-making initiatives, new civic spaces, integration of social infrastructure to support social	2	S

<p>centre and make the area more attractive</p> <p>c. attract mixed-use development west of the railway line, encourage a stronger integration with the centre, and encourage the development of a lively eat street and restaurant precinct</p> <p>d. unlock development potential of strata-constrained areas east of the centre</p> <p>e. support health-related land uses and infrastructure around Hornsby-Ku-ring-gai Hospital</p> <p>f. improve walking and cycling connections between Hornsby Station and the Hospital</p> <p>g. reduce the impact of traffic movements on pedestrians</p> <p>h. promote walking, cycling and public transport to and within the centre</p> <p>i. prioritise public domain upgrades, place-making initiatives and a new civic space</p>	<p>connections and provide a community hub.</p>		
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Planning Priority N11 – Retaining and managing industrial and urban services land

District Plan Action	LEP Review Response	Compliance	Timing
<p>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.</p>	<p>The Greater Sydney Commission is leading work on a review of industrial and urban services land. The Economic Development Strategy will include a land-use audit/review to consider the changing nature of industries.</p>	<p>3</p>	<p>S</p>

<p>48. Manage the interfaces of industrial areas by:</p> <p>Land use activities</p> <ul style="list-style-type: none"> a. providing buffer areas to nearby activities, such as residential uses, that are sensitive to emissions from 24-hour freight functions b. retaining industrial lands for intermodal and logistics from the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth c. identifying and preserving land for future intermodal and rail infrastructure d. accommodating advanced manufacturing where appropriate by zoning that reflects emerging development models. <p>Transport operations</p> <ul style="list-style-type: none"> e. providing the required commercial and passenger vehicle, and freight and passenger rail access 	<p>The Greater Sydney Commission is leading work on a review of industrial and urban services land. The Economic Development Strategy will include a land-use audit/review to consider the changing nature of industries.</p>	<p style="text-align: center;">3</p>	<p style="text-align: center;">M</p>
<p>49. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.</p>	<p>Greater Sydney Commission is leading work on a review of industrial and urban services land. The Economic Development Strategy will include a land-use audit/review to consider the changing nature of industries.</p>	<p style="text-align: center;">3</p>	<p style="text-align: center;">M</p>

Planning Priority N12 - Delivering integrated land use and transport planning and a 30-minute city			
District Plan Action	LEP Review Response	Compliance	Timing
50. Integrate land use and transport plans to deliver the 30-minute city.	The Hornsby Town Centre Review will focus on delivering the 30 minute city vision.	3	S
51. Investigate, plan and protect future transport and infrastructure corridors.	n/a	n/a	n/a
52. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.	The Hornsby DCP Business chapter includes requirements for the inclusion of end of trip facilities and Framework Travel Plans for high density development within Hornsby West Side. The requirement for Framework Travel Plans could be expanded to include all business, educational and institutional establishments in the future.	3	L
53. Plan for urban development, new centres, better places and employment uses that are integrated with, and optimise opportunities of, the public value and use of Sydney Metro City & Southwest, as well as other city shaping projects.	n/a	n/a	n/a
Planning Priority N13 - Supporting growth in targeted industry sectors			
District Plan Action	LEP Review Response	Compliance	Timing
54. Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers.	The Economic Development Strategy will consider this and may involve future actions for the Local Strategic Planning Statement.	2	L

<p>55. When preparing plans for tourism and visitation, consider:</p> <ul style="list-style-type: none"> a. encouraging the development of a range of well-designed and located facilities b. enhancing the amenity, vibrancy and safety of centres and township precincts c. supporting the development of places for artistic and cultural activities d. improving public facilities and access e. protecting heritage and biodiversity to enhance cultural and eco-tourism f. supporting appropriate growth of the night-time economy g. developing industry skills critical to growing the visitor economy h. incorporating transport planning to serve the transport needs of tourists. 	<p>The preparation of an Economic Development Strategy will involve a review of the Tourism Planning Provisions Review. Potential attractors include Brooklyn, Rural areas, Great North Walk.</p> <p>Public Domain planning will enhance the amenity and safety of places and connectivity to and from places.</p>	3	S
<p>56. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.</p>	<p>The rural lands of Hornsby Shire are part of the Metropolitan Rural Area and contain a mixture of productive agricultural land, extractive industries, rural residential development as well as significant areas of native vegetation. Council's approach to guiding development within the rural areas of the Shire to date has been informed by numerous studies which will be updated as part of the preparation of the Local Strategic Planning Statement.</p> <p>Council has made representations to the Minister for Planning and the Greater Sydney Commission concerning inappropriate seniors housing developments in rural areas.</p>	3	S
<p>57. Provide a regulatory environment that enables economic opportunities created by changing technologies.</p>	<p>The Economic Development Strategy will consider how the planning framework can be updated to keep up with changing technologies.</p> <p>Over the past 6 months Council has been approached by various companies regarding the installation of EV charging stations on Council land. The Car Parking</p>	2	S

	Strategy which is currently being undertaken will consider EV charging technology and locations and any recommendations on the same will assist with consideration of a policy position by Council.		
58. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.	<p>The preparation of an Economic Development Strategy will involve a review of the Tourism Planning Provisions Review. Public Domain planning will enhance the amenity and safety of places and connectivity to and from places.</p> <p>The Hornsby Town Centre Review will look at transport and walking connections to regional open space destinations such as the future Hornsby Quarry recreation and open space area.</p>	2	S
59. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.	The Tourism Review component of the Economic Development Strategy will likely lead to future actions for the Local Strategic Planning Statement to increase events and conferences and attract the visitor economy to Hornsby Shire, in particular showcasing the rural areas and waterways and river settlements areas.	3	L
Planning Priority N14 - Leveraging inter-regional transport connections			
District Plan Action	LEP Review Response	Compliance	Timing
60. Optimise the efficiency and effectiveness of the freight handling and logistics network by: <ul style="list-style-type: none"> a. protecting current and future freight corridors and shared freight corridors b. balancing the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries. c. identifying and protecting key freight routes d. limiting incompatible uses in areas expected to have intense freight activity. 	This will be considered as part of the Economic Development Strategy.	2	S

61. Investigate and plan for the land use implications of potential long-term regional transport connections.	Council is willing to work with TfNSW on long-term regional transport connections.	2	L
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2.4 Sustainability

Hornsby Council is directly responsible for 2,000 hectares of bushland. Council manages policies, strategies and operates programs to ensure that our bushland and waterways and the flora and fauna that live in them are protected. The beautiful mix of sandstone cliffs and gorges, open waterways, secluded bays and natural vegetation make the waterways in Hornsby Shire one of the most visually spectacular waterways in NSW.

Hornsby Shire is home to many sportsgrounds, playgrounds, parks, aquatic centres, stadiums, bicycle paths, trails and nature reserves.

EXISTING STRATEGIES / POLICIES

- Active Living Hornsby Strategy 2016
- Draft Hornsby Shire Sportsground Strategy 2018
- Sustainable Energy Strategy 2006
- Biodiversity Conservation Strategy 2006
- Waterways Review 2005
- Climate Change Adaptation Plan 2009
- Sustainable Total Water Cycle Management Strategy 2005
- Rural Lands Study 1995
- Rural Resource Lands Study 2006
- Rural Lands Planning Provisions Review 2009
- Hornsby Child Care Planning Review 2006
- Tourism Planning Provisions Review 2003
- Sustainable Water Based Recreation Facilities Plan 2012
- Lower Hawkesbury Estuary Management Plan 2009

Planning Priority N15 – Protecting and improving the health and enjoyment of Sydney Harbour and the District’s waterways

District Plan Action	LEP Review Response	Compliance	Timing
62. Protect environmentally sensitive areas of waterways and the coastal environment areas.	The Hornsby Local Environmental Plan 2013 zones estuarine assets. The zoning strategy was based on the recommendations of the Waterways Review. The E2 Environmental Conservation zone is applied to mangrove, saltmarsh, seagrass and other important aquatic communities. Other policies include the Natural Resources Strategy, Sustainable Total Water Cycle Management Strategy, Water Sensitive Urban Design Guidelines and Stormwater Management Policy. A Coastal Management Plan for the Hawkesbury Estuary will be developed by 2021 in partnership with Central Coast, Northern Beaches, Ku-ring-gai, The Hills and	4	L

	Hawkesbury Councils. Water Sensitive Hornsby will identify principles to ensure protection and improvement of waterway health by managing the quality, frequency and quantity of stormwater runoff.		
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.	Council's Sustainable Recreational Waterways Strategy identifies access points of entry for shore based and boat based recreation activities. This document will inform the Local Strategic Planning Statement	4	L
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.	The Hornsby local government area covers the Berowra Creek, Hornsby Creek, Cowan Creek and Lane Cove and Hawkesbury River catchments. Risks to waterway health include pollution, erosive flows, aging stormwater infrastructure and urban runoff from increased hard stand surfaces. Council monitors water quality and waterway health through a comprehensive water quality monitoring program, with staff regularly collecting and testing samples from more than 60 locations. There are also six real-time monitoring stations along the estuary gradient which collect data every 15 minutes and transmit to a webportal every 6 hours. Council has implemented a catchments remediation program for the past 20 years targeting water quality improvement.	4	L
65. Work towards reinstating more natural conditions in highly modified urban waterways.	Council has development controls and guidelines in its DCP concerning urban waterways and Water Sensitive Urban Design. Council aims to develop catchment specific values and targets to strengthen the current DCP water quality targets.	3	L

Planning Priority N16 – Protecting and enhancing bushland and biodiversity

District Plan Action	LEP Review Response	Compliance	Timing Notes
66. Protect and enhance biodiversity by: a. supporting landscape-scale biodiversity	Council maps urban bushland and remnant vegetation and has recently had updated mapping completed (2017) to better inform the development of conservation	3	S

conservation and the restoration of bushland corridors b. managing urban bushland and remnant vegetation as green infrastructure c. managing urban development and urban bushland to reduce edge-effect impact	measures and support ecologically sustainable development within the Shire. The Hornsby Local Environmental Plan utilises a Terrestrial Biodiversity Map overlay and a Biodiversity clause to protect native flora and fauna and encourage conservation and recovery of flora and fauna and their habitats. The Terrestrial Biodiversity LEP map needs to be updated to reflect the 2017 mapping. Corridors and connectivity need to be considered and addressed.		
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Planning Priority N17 – Protecting and enhancing scenic and cultural landscapes

District Plan Action	LEP Review Response	Compliance	Timing
67. Identify and protect scenic and cultural landscapes.	<p>CSIRO Ecosystem Sciences prepared and documented a land development assessment process in 2011 to assist measure impacts of development on estuarine values of the Hawkesbury River.</p> <p>As part of the report, scenic amenity was mapped based on the definition of where a person could potentially see a water centre line and was modelled within GIS. This was done quantify areas that should have no development to protect the amenity of the Hawkesbury. All areas that were visually exposed from the water were declared zones of high scenic amenity.</p> <p>SREP 20 Hawkesbury Nepean River applies to Hornsby Shire. It includes a planning policy on riverine scenic quality and maps areas of scenic significance.</p> <p>Hornsby Shire includes a Metropolitan Rural Area and Protected Natural Area which create a range of attractive visual settings. The Local Strategic Planning Statement may identify future actions to consider scenic landscapes across these areas for protection and enhancement.</p>	3	L
68. Enhance and protect views of scenic and cultural landscapes from the public realm.	SREP 20 Hawkesbury Nepean River sets out that the scenic quality of the riverine corridor must be protected. Strategies include maintaining areas of extensive, prominent of significant vegetation to protect the character of the river and considering the siting and size of proposed buildings or works.	3	L

Planning Priority N18 – Better managing rural areas

District Plan Action	LEP Review Response	Compliance	Timing
69. Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.	Council's approach to guiding development within the rural areas of the Shire to date has been informed by previous studies such as the Rural Lands Study 1995, Rural Resource Study 2006 and Rural Lands Planning Provisions 2009 and a Rural Lands Planning Issues Community Survey undertaken in 2014. An update of the Rural Lands Study will be undertaken to ensure it aligns with the actions and responsibilities under the North District Plan, consistent with Council's submission to the Greater Sydney Commission supporting design-led planning in rural areas to investigate tourism, employment and housing opportunities that conserve the rural character of these areas.	3	S
70. Limit urban development to within the Urban Area.	<p>Planning for the future of the rural areas will require a review of our planning strategy to ensure it aligns with the actions and responsibilities under the North District Plan, consistent with Council's submission to the Greater Sydney Commission supporting design-led planning in rural areas to investigate tourism, employment and housing opportunities that conserve the rural character of these areas.</p> <p>Council has raised a number of concerns with the Minister for Planning and the Greater Sydney Commission about the proliferation of seniors housing in the rural areas, the problems with issuing of Site Compatibility Certificates and the inconsistencies with the objectives of the North District Plan. The Greater Sydney Commission have requested Council's participation in a pilot project to conduct detailed research on the challenges identified concerning site compatibility certificates for seniors housing and housing for people with disability within the Metropolitan Rural Area.</p>	4	S

Planning Priority N19 – Increasing urban tree canopy cover and delivering Green Grid connections

District Plan Action	LEP Review Response	Compliance	Timing
71. Expand urban tree canopy in the public realm.	Council has committed to planting 25,000 trees by September 2020 to expand the urban tree canopy and invest in the environment for future generations. An Urban Forest Strategy will be prepared to complement the initiative and identify a green grid for Hornsby Shire that nominates the best trees in the right location and seeks to protect and enhance the urban tree canopy.	3	S
72. Progressively refine the detailed design and delivery of: <ul style="list-style-type: none"> a. Greater Sydney Green Grid priority corridors b. opportunities for connections that form the long-term vision of the network c. walking and cycling links for transport as well as leisure and recreational trips. 	<p>The Great North Walk is listed in North District Plan as a Green Grid project important to the district. The District Plan identifies upgrades for links from train stations and centres to the Great North Walk and the link from Hornsby to Berowra Valley through Hornsby Quarry. These links will be identified in a Walking and Cycling Plan.</p> <p>The Hornsby Town Centre Review will look at connectivity within and around the centre and may include a future action to further strengthen or promote links to the Great North Walk. The Hornsby Quarry rehabilitation includes plans for new open space for recreation, entertainment and active leisure which will also consider connectivity.</p> <p>Pennant Hills Road is nominated in the Government Architect’s Sydney Green Grid as a project opportunity. NorthConnex is due for completion in 2019. It is expected on completion of this project, traffic on Pennant Hills Road and surrounding local roads will ease which may provide opportunities for reviewing the operation, hierarchy, look and feel the of Pennant Hills Road corridor in the context of TfNSW’s Movement and Place Framework.</p>	3	S

Planning Priority N20 – Delivering high quality open space

District Plan Action	LEP Review Response	Compliance	Timing
<p>73. Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> 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. 	<p>The Active Living Hornsby Strategy (2016) identifies the recreation and open space needs of the Hornsby community and provides a strategic framework from which to guide and manage future open space and recreation planning for Hornsby Shire. A Sportsground Strategy has recently been publicly exhibited and future planning for the Hornsby Quarry and the recently acquired Westleigh site will include provision of recreation areas and sports fields.</p> <p>The Active Living Hornsby Strategy identifies further Plans that need to be actioned in a staged approach. Planning for and maximising the use of existing open space will need to include progression of the further Plans including a Play Plan and a Walking and Cycling Plan.</p> <p>The Play Plan will identify opportunities for renewal of existing playgrounds and opportunities for access to inclusive playgrounds.</p> <p>The Walking and Cycling Plan will integrate parks with streets and other destinations (work, transport, shops, school, play and bushland) and ensure that walking and cycling are planned in concert with the public domain to achieve higher usage levels and connected communities.</p>	<p>3</p>	<p>S</p>

Planning Priority N21 – Reducing carbon emissions and managing energy, water and waste efficiently

District Plan Action	LEP Review Response	Compliance	Timing
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.	<p>Council has a Sustainable Energy for New Council Assets Policy which was recently updated. The policy was developed to integrate sustainable energy and water management principles into the planning, design, construction and purchase of all new and refurbished Council assets that consume energy. One of the objectives of the policy is to assist Council achieve a cap on total greenhouse gas emissions of 7,070 tCO₂ by 2019/2020 (a 30% reduction below 1995/96 emission levels).</p> <p>The Cherrybrook Station Precinct is a Planned Precinct which the Department of Planning and Environment may consider as a low-carbon precinct.</p>	3	L
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.	<p>The Local Strategic Planning Statement will include a future action to consider opportunities for LEP or DCP changes to increase energy and water efficiency. Water Sensitive Hornsby will set water conservation targets and identify how water infrastructure integrates with urban landscapes to enhance liveability and resilience.</p> <p>The Cherrybrook Station Precinct is a Planned Precinct for which the Department of Planning and Environment may include initiatives to increase energy and water efficiency.</p>	2	L
76. Protect existing, and identify new, locations for waste recycling and management.	The Thornleigh Community Recycling Centre is a free service for households where they can easily dispose of problem wastes that cannot go into household garbage bins or kerbside collection such as gas bottles, fire extinguishers, paint, oils, batteries, soft plastic bags and packaging, mobile phones and printer cartridges.	4	S
77. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.	<p>Council is preparing a new Waste Strategy to assist in guiding the future direction of waste management in the Hornsby Shire.</p> <p>Currently 44% of residential waste in Hornsby Shire is diverted from going to landfill. Council is committed to increasing the diversion of residential waste from landfill</p>	4	S

	towards the NSW State Government's resource recovery target of 70% by targeting food and other organics for composting, processing our bulky clean-up service waste and improving diversion of e-waste, unwanted clothing and mattresses.		
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.	The Hornsby Town Centre Review may consider this and recommend future actions.	2	L
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.	The North District Plan identifies the responsibility for this action with the Environmental Protection Authority	n/a	n/a
Planning Priority N22 – Adapting to the impacts of urban and natural hazards and climate change			
District Plan Action	LEP Review Response	Compliance	Timing
80. Support initiatives that respond to the impacts of climate change.	Council has developed a Sustainable Energy for New Council Assets Policy which was recently updated. The Policy was developed to integrate sustainable energy and water management principles into the planning, design, construction and purchase of all new and refurbished Council assets that consume energy.	4	L

	<p>One of the objectives of the policy is to assist Council to achieve a cap on total greenhouse gas emissions of 7,070 tCO₂ by 2019/2020 (a 30% reduction below 1995/96 emission levels).</p> <p>Council has a Climate Change Adaptation Strategic Plan (2009) and has been an active participant in the Resilient Cities program and the development of Resilient Sydney, the first resilience strategy for metropolitan Sydney which calls for business, government, academia, communities and individuals to lead and work as one city to strengthen its ability to survive, adapt and thrive in the face of shocks and stresses. The Local Strategic Planning Statement will include future actions under Resilient Sydney.</p>		
<p>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.</p>	<p>Council has bushfire prone land mapping and flood mapping. Council's strategies for growth and housing have, and will continue to, identify areas where natural hazards are low. A Bushfire Management Strategy is currently being prepared. Council has a flooding/sea level rise vulnerability map in the Climate Change Adaptation Strategic Plan (2009).</p> <p>Council has been advised by the Rural Fire Service that any rezoning of land north of Yirra Road, Mount Colah is subject to satisfactory Evacuation Risk Modelling/Management Planning. The RFS has undertaken preliminary work on Evacuation Risk Modelling, however, funding approval is yet to be obtained and the development of an Evacuation Risk Modelling Tool may take a few years to complete.</p> <p>Council has made representation to the Greater Sydney Commission and the Department of Planning that the limitation which applies North of Yirra Road Mount Colah should be considered in relation to the finalisation of medium and long term housing targets for Hornsby Shire. Council's Local Strategic Planning Statement will reflect this and will also include a future action that updates to the North District Plan include actions to address the funding and progression of evacuation and risk modelling by the RFS.</p>	<p>4</p>	<p>L</p>

<p>82. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.</p>	<p>Council will undertake urban heat mapping to identify “hot spots” to inform an appropriate built form and community resilience response. The heat mapping will inform planning controls that reduce urban heat across the landscape, improve public and community space design to reduce heat by incorporating shade structures, drinking fountains, water features and capture of rainwater to irrigate trees and to cool public places and identify safe places during periods of extreme heat.</p> <p>In terms of Council assets and urban heat mitigation measures, Council has trialled cool paint on the Works Depot roof and will continue to identify opportunities to reduce vulnerability to extreme heat.</p>	<p>4</p>	<p>S</p>
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2.5 Implementation

As identified in the North District Plan, region and district plans inform the preparation and endorsement of local strategic planning statements and the preparation and assessment of planning proposals. Councils must:

- Review their strategic planning framework, including a review of the existing local environmental plan against the relevant District Plan; and
- Undertake necessary studies and strategies and prepare a local strategic planning statement which will guide the update of local environmental plans.

Planning Priority N23 – Preparing local strategic planning statements informed by local strategic planning

District Plan Action	LEP Review Response	Compliance	Timing
63. The GSC will require a local environmental plan review to include: a. an assessment of the LEP against district plan priorities and actions b. local context analysis c. an overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan.	This LEP Review report has been prepared in accordance with the Department of Planning and Environment Guidelines and template. The report includes an assessment of the HLEP against the North District Plan actions, a local context analysis and an overview and program for the local strategic planning required to inform the preparation of a Local Strategic Planning Statement.		5

Planning Priority N24 – Monitoring and reporting on the delivery of the Plan

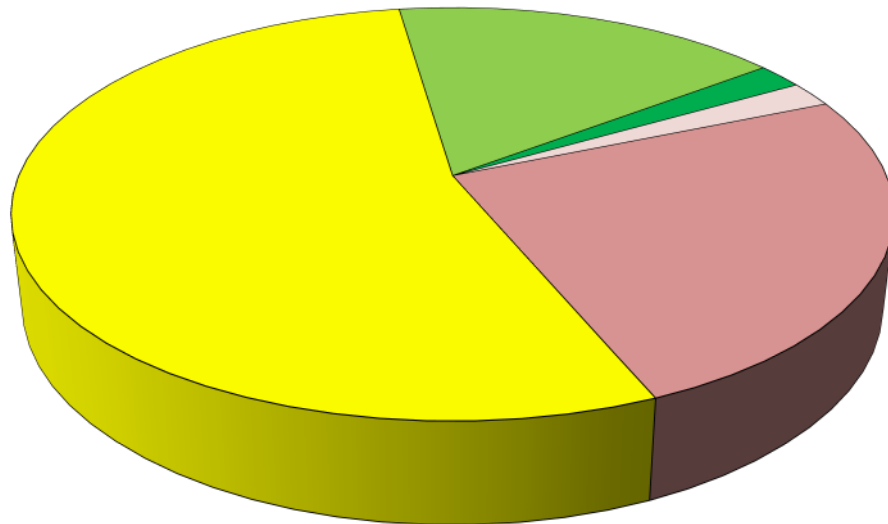
District Plan Action	LEP Review Response	Compliance	Timing
84. Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.	Council will work with the Greater Sydney Commission on the development of performance indicators as required.	1	M

2.6 Snapshot of Compliance

This table provides an indicative summary of the degree of compliance with the District Plan actions. A ranking of 5 indicates that there is no gap and no further action required. A ranking of 3-4 indicates that, while the action may be addressed in an existing policy or strategy, the information requires update or further investigation. A ranking of 1-2 indicates a gap that requires consideration.

Overall, 98% of actions have at least some consideration in existing policies or strategies. Most strategies require updating to inform the preparation of a Local Strategic Planning Statement. However, not all of the low ranking actions will be the subject of short term strategies. Some will require further investigation or policy requirements that will sit outside the 2 year Accelerated LEP Review.

Compliance Ranking



□ 1

□ 2

□ 3

□ 4

□ 5

Compliance Ranking	Indication	Percentage of actions
1	Not included in existing policies or strategies	2%
2	Limited consideration in existing policies or strategies	25%
3	Existing policy or strategy, further studies/investigation required	54%
4	Existing detailed policy or strategy with sufficient information to develop new strategy	18%
5	Complies, no further action required	2%

Summary of Compliance by Theme		
Theme	Median Compliance Ranking	Indication
Infrastructure and Collaboration (I)	3	Existing policies or strategies, further studies/investigation required
Liveability (L)	3	Existing policies or strategies, further studies/investigation required
Productivity (P)	3	Existing policies or strategies, further studies/investigation required
Sustainability (S)	3	Existing policies or strategies, further studies/investigation required

Summary of Compliance by Action				
Compliance Ranking	Action	Theme	Mechanism for Further Investigation	Accelerated LEP Review? (Y/N)
1	84. Develop performance indicators for Regional/District plan actions		Work with Greater Sydney Commission	N
2	2. Sequence growth across the three cities	I	Pennant Hills Road Corridor Review	N
	14. Strengthen economic self-determination in Aboriginal communities	L	Community Participation Plan	N
	15. Facilitate opportunities for creative and artistic expression	L	Informed by Demographic Analysis	Y
	18. Prepare Affordable Rental Housing Target Scheme	L	Considered in Hornsby Town Centre Review	Y
	20. In Planned Precincts consider adaptable infrastructure	L	Cherrybrook Station Precinct	N
	27. Prioritise transport investments	P	HTC Review (Commuter Car Park & bus interchange)	Y
	28. Co-locate health, education, social, community facilities in centres	P	Hornsby Town Centre Review	Y
	29. Facilitate health and education precincts	P	Hornsby Town Centre Review	Y
	39. Encourage opportunities for new smart work hubs	P	HTC Review & Economic Development Strategy	Y

2	43. Strengthen and revitalise Hornsby Town Centre	P	Hornsby Town Centre Review	Y
	54. Consider barriers to the growth of international trade sectors	P	Economic Development Strategy	Y
	57. Enable economic opportunities created by changing technologies	P	Economic Development Strategy	Y
	58. Consider place-based initiatives to attract visitors	P	HTC Review & Economic Development Strategy	Y
	60. Optimise freight networks	P	Economic Development Strategy	Y
	61. Investigate and plan for long term regional transport connections	P	Work with Transport for NSW	N
	75. Support renewable energy generation in Planned Precincts	S	Cherrybrook Station Precinct	N
	78. Encourage low carbon precincts	S	Hornsby Town Centre Review	Y
3	1. Prioritise infrastructure investment	I	HTC Review (Commuter Car Park & bus interchange)	Y
	4. Sequence infrastructure using a place based approach	I	Hornsby Town Centre Review	Y
	5. Consider adaptability of infrastructure	I	Community & Cultural Facilities Strategic Plan update	Y
	6. Maximise use of existing infrastructure and influence behaviour change	I	Hornsby Town Centre Review	Y
	9. Deliver social infrastructure that meets current and future needs	L	Community & Cultural Facilities Strategic Plan update	Y
	10. Optimise the use of available public land for social infrastructure	L	Community & Cultural Facilities Strategic Plan update	Y
	11. Safe and inclusive places walkable and human scale	L	Public Domain Planning	N
	12. Incorporate cultural and linguistic diversity in planning and engagement	L	Community Participation Plan	N
	13. Consider infrastructure implications in areas with large migrant populations	L	Community & Cultural Facilities Strategic Plan update	Y
	16. Strengthen social connections, networks and infrastructure	L	Public Domain Planning	N
	19. Place-based approach to deliver great places	L	Housing Strategy and HTC Review	Y
	22. Place-based planning for centres and neighbourhoods	L	Economic Development Strategy	Y

3	23. Flexible & innovative approaches to revitalise high streets in decline	L	Work with TfNSW Movement and Place Framework	N
	25. Prioritise public transport projects	P	HTC Review and Walking and Cycling Plan	Y
	26. Deliver the 30 minute city	P	Hornsby Town Centre Review	Y
	36. Provide access to jobs, goods and services in centres	P	Economic Development Strategy	Y
	38. Prioritise strategic land use and infrastructure plans	P	Pennant Hills Road Corridor Review	N
	39. Encourage opportunities for smart work hubs	P	Economic Development Strategy	Y
	40. Review planning controls to create capacity for job targets	P	Economic Development Strategy	Y
	47. Review and manage industrial and urban services land	P	Economic Development Strategy	Y
	48. Manage the interfaces of industrial areas	P	Economic Development Strategy	Y
	49. Facilitate contemporary adaptation of industrial and warehouse bldgs	P	GSC and Economic Development Strategy	Y
	50. Integrate land use and transport to deliver the 30 minute city	P	Hornsby Town Centre Review	Y
	52. Support innovative approaches operations to improve transport	P	Expand DCP requirements and controls	N
	55. Consider vibrancy, night time economy in preparing tourism plans	P	Economic Development Strategy	Y
	56. Prevent inappropriately dispersed urban activities in rural areas	P	Rural Lands Strategy update	Y
	59. Consider opportunities to enhance the tourist and visitor economy	P	Economic Development Strategy	Y
	65. Reinstate more natural conditions in urban waterways	S	Expand DCP requirements and controls	N
	66. Protect and enhance biodiversity	S	Biodiversity Management Plan	Y
	67. Identify and protect scenic and cultural landscapes	S		N
	68. Enhance and protect views of scenic and cultural landscapes	S		N
	69. Maintain or enhance the values of the Metropolitan Rural Area	S	Rural Lands Strategy update	Y
71. Expand the urban tree canopy	S	Urban Forest Strategy	Y	
72. Refine design and delivery of Green Grid corridors	S	Urban Forest Strategy / Walking and Cycling	Y	

4			Plan	
	73. Maximise the use of existing open space and expand open space	S	Play Plan	Y
	74. Contribute to achievement of net zero emissions by 2050	S	Cherrybrook Station Precinct	N
4	3. Align forecast growth with infrastructure	I	Continue to update Contributions Plans	N
	17. Prepare housing strategy to address short, med, long term targets	L	Housing Strategy	Y
	21. Identify, conserve and protect heritage	L	Comprehensive Heritage Review	Y
	62. Protect environmentally sensitive waterways and coastal areas	S	Coastal Management Plan	N
	63. Improve access to waterways and foreshores	S	Sustainable Recreational Waterways Strategy actions	N
	64. Improve health of catchments and monitoring of outcomes	S	Water Sensitive Hornsby	Y
	70. Limit urban growth to within the Urban Area	S	Rural Lands Strategy update	Y
	76. Protect existing and identify new locations for waste and recycling	S	Waste Strategy	N
	77. Support solutions to reduce volume of waste	S	Waste Strategy	N
	80. Support initiatives to respond to climate change	S	Resilient Sydney actions	N
	81. Avoid locating urban development in hazard areas	S	Address bushfire evacuation risk modelling	N
	82. Mitigate urban heat island effect	S	Urban Heat Mapping	Y
5	83. Undertake LEP Review		Completed – this report meets the requirements	Y

Section 3 – The Context

3.1 Land use planning context

3.1.1 Our Community



Community Strategic Plan 2018 – 2028

Council’s Community Strategic Plan was adopted in June 2018. Your Vision | Your Future 2028 outlines the aspirations for the future and represents a strategy to achieve those aspirations. It is a community driven plan that sets the direction for where the people of the Shire want to be in the coming decade. The people of Hornsby Shire value the characteristics of the area and describe their quality of life as very positive, feeling a strong sense of living in a community. Protecting the natural environment and having access to bushland areas, parks and green spaces are very important. Micromex Research undertook engagement, consultation and statistically valid research which was weighted by age and gender to reflect the 2016 ABS community profile of Hornsby Shire Council. Issues of importance to the community and where they want Council to focus effort are:

- general management of the environment and environmental protection;
- more opportunities to create a sense of community through community events and recreation activities;
- improving infrastructure associated with development and transport, particularly parking, roads and green spaces;
- providing greater levels of involvement in long term planning and decision making;
- providing open and honest communication.



Demographics

Critical to the preparation of a Local Strategic Planning Statement is a current and detailed demographic analysis. Council subscribes to Profile.id to access, present and compare census data. Council’s review of the existing strategies outlined in this report will require further demographic work and detailed analysis to form an evidence-based narrative of how our community’s characteristics and needs are changing, what is driving the change and what we can anticipate for the future.

3.1.2 Infrastructure and Collaboration

Council has both a 7.11 and 7.12 Development Contributions Plan which have been prepared in line with forecast growth and development to ensure that adequate community infrastructure is provided to meet the demands generated by new development. The plans are updated on an ongoing basis as growth rates change over time with market conditions and community expectations and do not remain exactly in accordance with that forecast in the Plan.

The current Development Contributions Plans cover demand forecast as a result of Council's most recent (2011) housing strategy and collect funds for local road upgrades, open space and community and recreation facilities. Council is also reliant on State Government and its agencies to assist with infrastructure delivery around arterial roads, highways and rail as well as schools, hospitals, water and sewer services.

Since at least 2004 Council has been lobbying RMS to upgrade the section of New Line Road between Purchase Road and Old Northern Road to four lanes in response to residents' complaining of delays. In conjunction with widening New Line Road to four lanes Council has also lobbied RMS to replace the two lane roundabout at the intersection of New Line Road/County Drive/Shepherds Drive with traffic signals to improve pedestrian access across New Line Road. To date the RMS has confirmed that while they have a commitment to these two projects, they remain a low priority given other demands on the Sydney road network.

Council recognises that recent infrastructure in the area such as the North Connex Tunnel provides an opportunistic time to review the Pennant Hills Road Corridor between Pennant Hills and Thornleigh and its function in the context of Transport for NSW's Movement and Place Framework.

Council is also keen to work with Transport for NSW on planning for the revitalisation of Hornsby Town Centre. In 2016, the NSW Government announced its plans for construction of a multi-level commuter car park adjacent to Hornsby Station, within the East Side of the Town Centre, as part of its Hornsby Junction Remodelling project. Council provided feedback to the Government concerning the strategic importance and development potential of the car park site within the context of revitalisation of both the East and West sides of Hornsby Town Centre. Council suggested that the proposal does not take advantage of the strategic importance and development potential of the site nor the opportunity to reconsider the structure of the town centre and location of important services such as the bus interchange.

Over the years, Council has received representation from the community that the bus interchange should be relocated to George Street. In particular, ComfortDelGro Cabcharge (operator of Hillsbus and Metrobus M60) has indicated they are willing to work with Transport for NSW, Council and Transdev to consider relocation of the interchange. The issue has been raised by Council not only with Transport for NSW but also with the Department of Planning and Environment's Subregional Growth and Infrastructure Planning Team in regional planning workshops.

The current location of the bus interchange creates a barrier between the east and west sides of the Town Centre. The expansion of the commuter car park provides the unique opportunity to create a new covered bus interchange on George Street, significant housing and employment opportunities and public domain improvements on the western side of the Town Centre.

In response, TfNSW indicated its willingness to work with Council to explore its vision for the Town Centre and the role of the Government's land in contributing to the realisation of that vision. Construction of the

commuter car park was put on hold by TfNSW to work with Council to investigate how it could be incorporated into the broader planning for the precinct. Council has had numerous meetings and liaison with representatives from various sections at TfNSW and wish to continue discussions and collaboration.

There are also opportunities to work with both the RMS and TfNSW in the context of its Movement and Place Framework. Council has implemented new planning controls for the West Side of Hornsby in an attempt to revitalise Peats Ferry Road, which is a local high street. In 2005, the classification of the Pacific Highway on the western side of the railway between George Street and Bridge Road was changed to Local Road and the classification of George Street on the eastern side of the railway between the Pacific Highway and Bridge Road was changed to State Road. To reinforce the desired road hierarchy, Council has changed the name of the Pacific Highway within the Hornsby Town Centre to Peats Ferry Road and reduced the speed limit to 40km per hour to establish a high pedestrian activity area with a low speed environment, encouraging through traffic to use the arterial route of George Street. However, Council needs assistance from the RMS to encourage through traffic to use the arterial route of George Street, and to plan and provide capacity increases for George Street.

3.1.3 Liveability

Like the rest of Sydney, Hornsby Shire has been under substantial and continual pressure to accommodate a rapidly growing population. With high levels of new development resulting from the most recent housing strategy (2011) there has been a major transformation in recent years. Based on current housing policy and completions, Council is well placed to meet the State Government's North District Plan 5 year target of 4,350 new dwellings with no additional rezonings required.

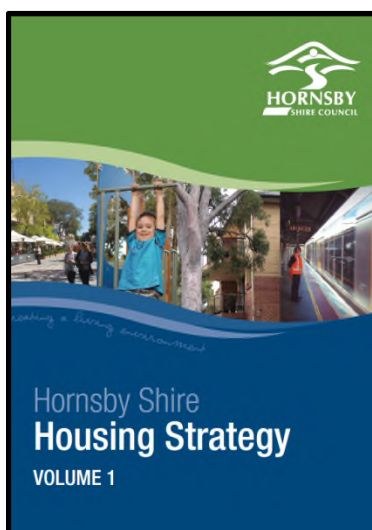
LGA	0-5 year housing supply target: 2016-2021
Hornsby	4,350
Hunter's Hill	150
Ku-ring-gai	4,000
Lane Cove	1,900
Mosman	300
North Sydney	3,000
Northern Beaches	3,400
Ryde	7,600
Willoughby	1,250
North District Total	25,950

North District Housing Targets

Our community values the bushland identity of the Shire and have concerns with the rate and nature of development and change within the local government area. Council has resolved to undertake public domain planning and main street projects to improve the liveability of neighbourhoods and centres to better respond to future needs and challenges and build a sense of place and pride.

Although there is sufficient zoned land and development pipeline capacity to accommodate required dwelling growth in the short term, Council's planning for the medium to long term targets will need a focus on housing choice and diversity, affordability, liveability, local character and culturally rich, connected communities. It will also involve assessment of the demand for Medium Density and Seniors Housing developments to inform exemption strategies from State Government policies which override local planning controls.

Both the North District Plan and Council's Community Strategic Plan include priorities to grow business opportunities and jobs and to create attractive centres. Council has resolved to undertake a Hornsby Town Centre Review to revitalise Hornsby to make it a more liveable, green and community focussed centre. The Hornsby Town Centre Review is an important step in the preparation of a Local Strategic Planning Statement and will address a number of actions from the North District Plan, including revitalisation and integration of the Centre, promotion of walking, cycling and public transport to and within the centre, public domain upgrades, place-making initiatives, new civic spaces, integrating social infrastructure to support social connections and provide a community hub.



Housing

The Shire's first comprehensive housing strategy in 1994 included a range of new housing initiatives to meet the State Government's urban consolidation requirements and local community expectations. Two precincts were rezoned for high density multi-unit housing adjacent to the Hornsby Town Centre. The subsequent 1998 Housing Strategy involved the rezoning of eight precincts from Berowra to Epping to allow medium and high-density multi-unit housing to further accommodate the Shire's growing population. Council's most recent Housing Strategy (2011) rezoned additional precincts across the Shire for medium and high density housing, mainly in the form of 5 storey residential flat buildings. Planning for medium and long term housing targets will need to consider alternative forms of housing and built form options (such as manor homes, dual occupancies, villas and townhouses) to address choice and diversity.



Affordability

Council currently addresses the issue of affordable housing in its planning instruments by rezoning planned precincts for multi-unit housing to provide housing choice and requiring a mix of unit sizes. However, the provision of affordable housing requires a whole of government approach through a number of mechanisms.

Council has prepared an Affordable Housing Discussion Paper for exhibition and community feedback. The Discussion Paper articulates a core goal for Council to *"Support community wellbeing through the provision of housing that is affordable and appropriate to household needs and preferences in terms of choice and location, while protecting and enhancing local surroundings and the natural environment"*.



Heritage

Council protects buildings, places and landscapes of historical and environmental heritage through the identification and listing of heritage items and heritage conservation areas, overlaid with planning controls. More than 800 heritage items have been listed and 9 Heritage Conservation Areas established since Council's first Heritage Study was prepared in 1991. Five subsequent periodical reviews have been undertaken since, to reassess identified heritage values and respond to nominations received for potential new listings.

At its meeting on 8 August 2018, Council resolved to consider undertaking a comprehensive Heritage Study to inform amendments to Council's planning controls and the preparation of a Local Strategic Planning Statement.

Part 1 of the Study will include a gap analysis and identification of priority

actions that could be achieved under the timing and budget of the Accelerated LEP Review program.

Exemption Requests

Council has requested exemptions from a number of State policies which override Council's controls.

Low-Rise Medium Density Housing Code

Council has requested an exemption from the Low-Rise Medium Density Housing Code and has raised the following concerns:

- Implementation of a Medium Density Code overrides council housing strategies which are prepared in consultation with local communities having regard to unique environmental, social and economic opportunities and constraints;
- Implementation of a Medium Density Code is inconsistent with the North District Plan which identifies that councils are best placed to investigate and confirm which parts of their local government areas are suited to additional medium density opportunities;
- Implementation of a Medium Density Code introduces a one size fits all approach to inner, middle and outer ring suburbs and does not respect their different characteristics;
- Medium density development is better suited to the development application pathway to enable merit assessment; and
- Provision should be made for councils to seek exemption where they can demonstrate that their local housing strategy has implemented the requirements of the District Plan.

It is understood that the intent of the Low Rise Medium Density Housing Code is to increase opportunities for medium density development. However, its commencement may have the opposite effect by discouraging councils from expanding the application of the R3 Medium Density zone in future housing strategies to avoid local controls being overridden by the Code. The controls in the Code are inconsistent with local area planning and Hornsby Council's approach of encouraging medium density housing within a landscape setting.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Council has requested an exemption from the *Seniors Housing SEPP* for both the rural and urban areas of the Shire and has raised the following concerns.

- The SEPP is inconsistent with the action of the North District Plan to protect the Metropolitan Rural Area, is inconsistent with the values of the rural area, results in ad-hoc development and exceeds the capacity of regional roads in the rural area; and
- Development under the provisions of the *Seniors Housing SEPP* has resulted in development which is inconsistent with the surrounding low density residential character, impacts the identified values of Heritage Items and Conservation Areas, and because it is ad-hoc in nature, places additional strain on local infrastructure.

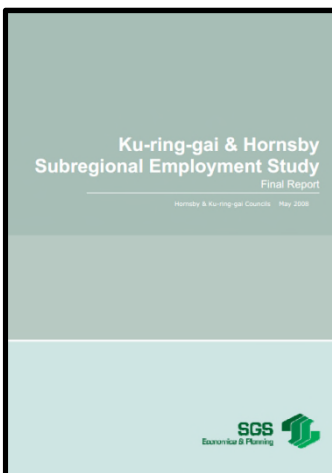
3.1.4 Productivity

Hornsby Shire has a highly skilled local workforce. According to the National Institute of Economic and Industry Research (NIEIR), in 2017 there were 49,262 local jobs in Hornsby Shire. Just under half of the workers live in the Hornsby local government area, with the largest employer being Health Care and Social Assistance.

In 2007, Council developed the Hornsby Shire Council Economic Development Strategy 2007-2011 to increase and strengthen business and employment opportunities in the Shire. The 2007-2011 Strategy was intended to provide a framework for building regional and state partnerships and focused on the following strategic actions:

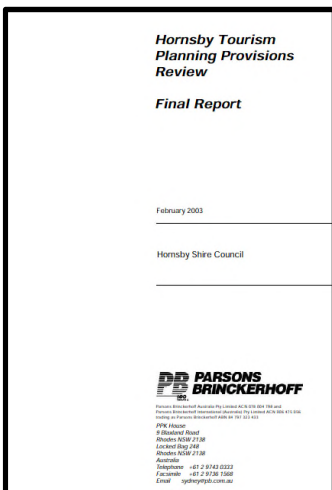
- information and support services;
- marketing and promotion;
- promoting business growth;
- supporting retention of existing businesses;
- facilitating business investment;
- making investment-ready development opportunities; and
- ongoing infrastructure development.

However, due to changes in needs, expectations and resources, minimal initiatives and activities have been progressed and the Strategy requires updating, along with Council's strategies for employment lands, (industrial and urban services land) and tourism.



Employment Lands

The current planning strategy for employment lands is based on the findings and recommendations of the *Ku-ring-gai and Hornsby Subregional Employment Study (2008)*. A decade on, the Study needs to be updated to reflect current retail, business and industrial trends and identify how to attract significant investment and activity in our commercial centres to provide jobs growth. In addition, the Greater Sydney Commission is leading work on a review of industrial and urban services land.



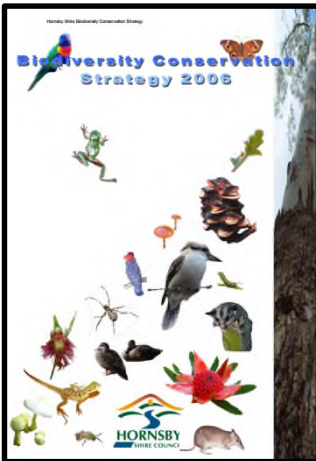
Tourism

Current planning controls are based on a 2003 Tourism Planning Provision Review which identified suitable and sustainable tourism land uses such as low scale bed and breakfast, backpackers accommodation and farm stay in the river settlements and rural areas. Council's planning for economic development needs to consider tourism opportunities, including eco-tourism, the night-time economy and place-based initiatives to attract visitors and improve experiences.

3.1.4 Sustainability

Hornsby Shire Council is directly responsible for 2,000 hectares of bushland. Hornsby Shire is home to many sportsgrounds, playgrounds, parks, aquatic centres, stadiums, bicycle paths and trails, nature reserves.

Council's planning for the future growth of the Shire needs to include measures to address climate change adaptation, urban heat mapping, an urban forest strategy (to complement Council's 25,000 trees by 2020 initiative) and design excellence for green infrastructure. It also needs to maximise the use of existing open space and expand our network of diverse, accessible, high quality open spaces.



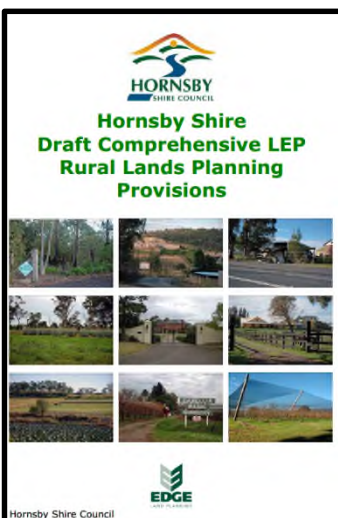
Environment

Council manages policies and strategies and operates programs to ensure that our bushland and waterways and the flora and fauna that live in them are protected. The Biodiversity Conservation Strategy (2006) aims to protect native plants and animals, allowing for their continued survival and evolution in Hornsby Shire.

The Hornsby local government area covers the Berowra Creek, Hornsby Creek, Cowan Creek and Lane Cove and Hawkesbury River catchments. Risks to waterway health include pollution, rainfall and urban runoff. Council monitors water quality and waterway health through a comprehensive water quality monitoring program. The Sustainable Total Water Cycle Management Strategy articulates aims and goals for sustainable management of water (quality,

quantity and conservation).

Council maps urban bushland and remnant vegetation and uses a Terrestrial Biodiversity map overlay in the Hornsby Local Environmental Plan to protect native flora and fauna. Hornsby Shire is home to 26 known threatened plant species. The two most significant threatened forests are the Blue Gum High Forest and the Sydney Turpentine Ironbark Forest. Both threatened forest communities are endangered by property development, along with the mowing and clearing of understorey plants. The Sydney Turpentine Ironbark Forest is further threatened by rubbish and green waste dumping, plus the grazing of cattle or sheep.



Rural Lands

The rural lands of Hornsby Shire are part of the Metropolitan Rural Area and contain a mixture of productive agricultural land, extractive industries, rural residential development as well as significant areas of native vegetation. The Shire is a significant producer of nurseries and cut flowers as well as having some stone fruit orchards and market gardening.

Council's approach to guiding development within the rural areas of the Shire to date has been informed by previous studies such as the Rural Lands Study 1995, Rural Resource Study 2006 and Rural Lands Planning Provisions 2009 and a Rural Lands Planning Issues Community Survey undertaken in 2014. The 2014 survey led to a planning proposal to provide additional development opportunities such as larger secondary dwellings, attached dual occupancies and larger roadside stalls to better promote agri-tourism based development opportunities.

Planning for the future of the rural areas will require a review of our planning strategy to ensure it aligns with the actions and responsibilities under the North District Plan, consistent with Council's submission to the Greater Sydney Commission supporting design-led planning in rural areas to investigate tourism, employment and housing opportunities that conserve the rural character of these areas.

One of the threats to the protection of the Metropolitan Rural Area is inappropriate seniors housing developments. Council has raised a number of concerns with the Minister for Planning and the Greater Sydney Commission about the proliferation of seniors housing in the rural areas, the problems with issuing of Site Compatibility Certificates and the inconsistencies with the objectives of the North District Plan. The Greater Sydney Commission have requested Council's participation in a pilot project to conduct detailed research on the challenges identified concerning site compatibility certificates for seniors housing and housing for people with disability within the Metropolitan Rural Area.



Open Space and Recreation

The Active Living Hornsby Strategy (2016) identifies the recreation and open space needs of the Hornsby community and provides a strategic framework from which to guide and manage future open space and recreation planning for Hornsby Shire. The Strategy identifies further Plans that need to be actioned in a staged approach.

Access to public open space is varied across the Shire; the eastern side of the Shire is well served by train, but access in the west and north is principally by road. However, much of the Shire area is National Park and this offers extensive bushland recreation opportunity including through major trails such as the Great North Walk. Due to the diversity of landscape types across the Shire there is a diverse range of unstructured recreation on offer including mountain bike and BMX trails, fishing, boating and bushwalking.

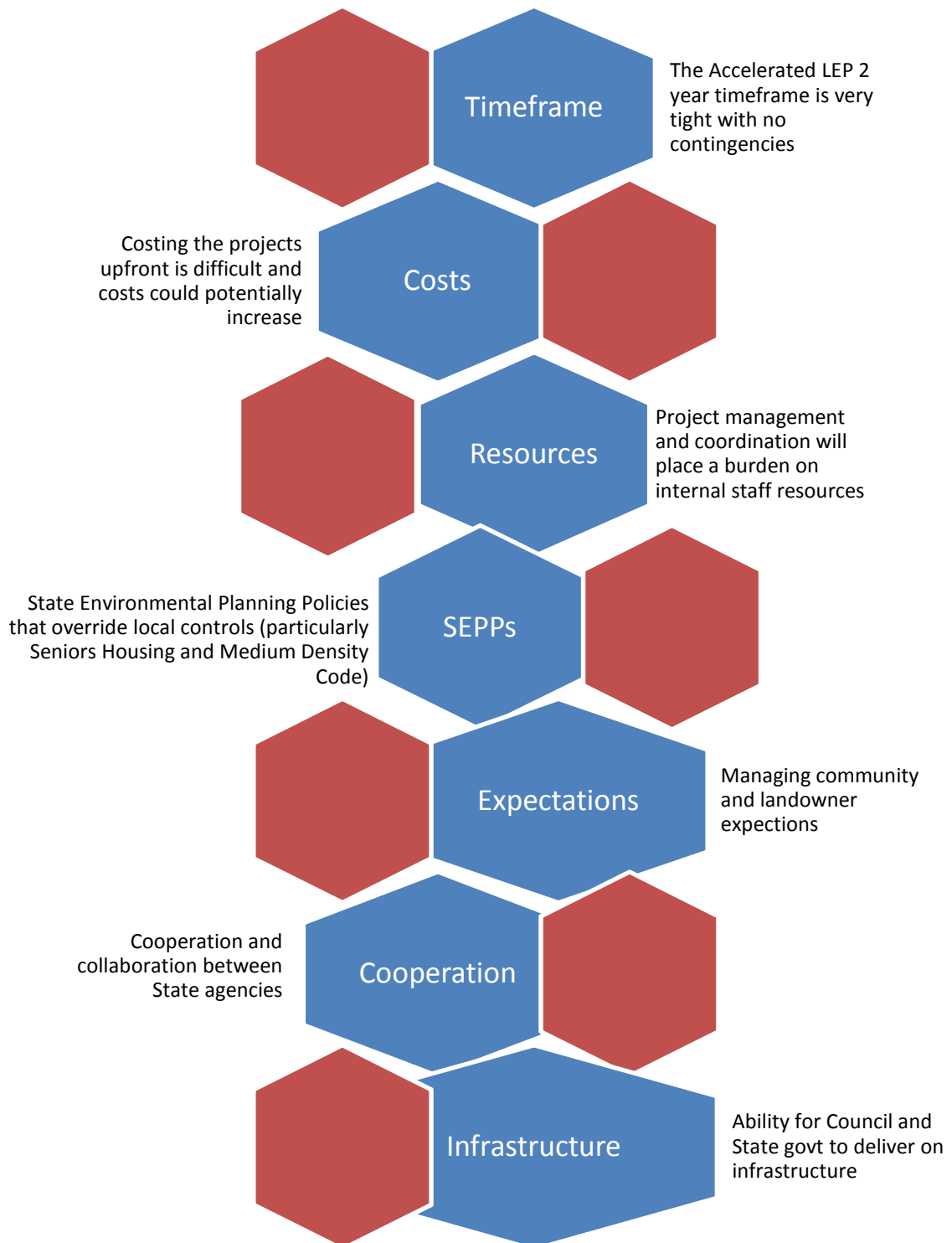
Planning for, and maximising the use of existing open space will need to include the progression of the further Plans identified in the Active Living Hornsby Strategy, including a Play Plan and a Walking and Cycling Plan.

Proponent initiated Planning Proposals

Council has one current active planning proposal under consideration. The Hornsby RSL Planning Proposal involves potential changes to planning controls for 3 sites in the Club's ownership including expansion of the existing club premises, increased height limits for the RSL car park and club premises to enable a residential flat building, hotel, serviced apartments, gym, conference and meeting rooms and a 5 storey seniors housing development. Council has requested additional information from the applicant including a parking analysis, updated traffic modelling and addressing the status of public parking spaces.

3.2 Key risks and barriers to delivery

Council identifies the following barriers and key risks that may arise in achieving the North District Plan actions.



3.3 Key findings

The LEP Health Check reveals that Council is well placed to deliver on the actions identified in the North District Plan. 98% of actions have at least some consideration in existing strategies and policies. Existing strategies will require updating, along with delivery of some additional projects, to inform the preparation of a Local Strategic Planning Statement.

As outlined in the above local context, Council has strategies and policies in place across all themes from the North District Plan, informed by evidence-based research and studies. The effectiveness of strategic planning to date can be seen in the absence of owner-initiated planning proposals.

Our community values the bushland identity of the Shire and have concerns with the rate and nature of development and change that the local government area is experiencing. Although there is sufficient zoned land and development pipeline capacity to accommodate required dwelling growth in the short term, Council's planning for the medium to long term targets will need a focus on housing choice and diversity, affordability, liveability, local character and culturally rich, connected communities. . It will also involve assessment of the demand for Medium Density and Seniors Housing developments to inform exemption strategies from State Government policies which override local planning controls.

Critical to the preparation of a Local Strategic Planning Statement is a current and detailed demographic analysis. Council subscribes to Profile.id to access, present and compare census data. Council's review of the existing strategies outlined in this report will require further demographic work and detailed analysis to form an evidence-based narrative of how our community's characteristics and needs are changing, what is driving the change and what we can anticipate for the future.

Section 4 - Conclusion & Recommendation

4.1 Gap analysis

The gaps identified and the update or project required to address the gap are listed below. Not all of the projects listed will be completed under the Accelerated LEP Review project. There may also be other projects which arise that are not on the list that will need to be carried out as a future action of the Local Strategic Planning Statement with future budget and resource allocation.

Strategy	Update/Task/Study required	Timing
Demographic Analysis	Review of demographic changes and trends, including socio-cultural needs	Accelerated LEP Review
Housing	Affordable Housing Discussion Paper	Accelerated LEP Review
	Medium Density Housing Demand Analysis	Accelerated LEP Review
	Childcare Centre Demand Analysis	Accelerated LEP Review
	Seniors Housing Demand Analysis	Accelerated LEP Review
	<i>Local Character Statement</i>	<i>Separate to LEP Review</i>
Community and Cultural Facilities	Community and Cultural Facilities Strategic Plan update	Accelerated LEP Review
Heritage	Comprehensive Review	Part 1 Accelerated LEP Review
Economic Development	Tourism	Accelerated LEP Review
	Employment Lands Review update	Accelerated LEP Review
	Industrial and Urban Services Review	Accelerated LEP Review
	<i>Pennant Hills to Thornleigh Corridor Review</i>	<i>Separate to LEP Review</i>
	<i>Pennant Hills Masterplan</i>	<i>Separate to LEP Review</i>
	<i>Brooklyn Improvements Masterplan</i>	<i>Separate to LEP Review</i>
Environmental Sustainability	Water Sensitive Hornsby	Accelerated LEP Review
	Urban Heat Mapping	Accelerated LEP Review
	Climate Change Adaptation	Accelerated LEP Review
	Biodiversity Management Plan	Accelerated LEP Review
	Urban Forest Strategy	Accelerated LEP Review
Rural Lands	Rural Lands Strategy Update	Accelerated LEP Review
	<i>Active Living Hornsby Strategy update</i>	<i>Separate to LEP Review</i>
Open Space	Play Plan	Accelerated LEP Review
	Walking and Cycling Plan	Accelerated LEP Review
Hornsby Town Centre Review	Rejuvenation of Hornsby Town Centre	Accelerated LEP Review

4.2 Priorities for preparation of planning proposal

The preparation of a Local Strategic Planning Statement will identify any amendments required to the HLEP 2013. It will also identify future actions that require detailed investigation; either arising from the projects listed below or in addition to what has been identified. Some of the projects below will result in HLEP amendments that will form part of a planning proposal. However, until the studies are completed the details of the planning proposal are unknown.

Project	Planning Proposal Amendment
Demographic Analysis	TBC
Housing Strategy	Potential review of zoning, land uses and controls
Community and Cultural Facilities Strategic Plan Update	TBC
Comprehensive Heritage Review	Potential changes to heritage schedule
Hornsby Town Centre Review	Potential review of zoning, land uses and controls
Economic Development Strategy	Potential review of zoning, land uses and controls
Environmental Sustainability Strategy	Potential review of clauses and mapping overlays
Rural Lands Strategy	Potential review of zoning, land uses and controls
Active Living Hornsby Strategy Update	TBC

4.3 Accelerated LEP Review Program

Identified Gap	Consolidated Project
Demographic Analysis	Demographic Analysis
Childcare Centres Demand Review	
Affordable Housing Discussion Paper and Policy	Housing Strategy
Medium Density Demand Review	
Seniors Housing Demand Review	
Community and Cultural Facilities Strategic Plan Update	Community and Cultural Facilities Strategic Plan Update
Comprehensive Heritage Review (Reverse Brief Gap Analysis and Priority Actions)	Comprehensive Heritage Review
Hornsby Town Centre Review	Hornsby Town Centre Review
Tourism Review	Economic Development Strategy
Employment Lands Review	
Industrial and Urban Services Review	
Water Sensitive Hornsby	Environmental Sustainability Strategy
Urban Heat Mapping	
Climate Change Adaptation DCP criteria	
Urban Forest Strategy	
Biodiversity Management Plan	
Rural Lands Strategy	Rural Lands Strategy Update
Walking and Cycling Plan	Active Living Hornsby Strategy Update
Play Plan	