



# LOCAL STRATEGIC PLANNING STATEMENT



*A 20 year vision for land use in the Hunters Hill local government area*





Hunters Hill overpass and village

## ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Wallumedegal people of the Eora Nation as the traditional custodians of all land and water of the Hunters Hill local government area.

Council pays respect to Elders past present and future and extends this respect to all Aboriginal peoples living or visiting the Hunters Hill local government area.

## ABBREVIATIONS

<b>Council</b>	Hunter's Hill Council
<b>DPIE</b>	Department of Planning, Industry and Environment
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act 1979
<b>GSC</b>	Greater Sydney Commission

<b>GSRP</b>	Greater Sydney Region Plan
<b>LGov Act</b>	Local Government Act
<b>LSPS</b>	Local Strategic Planning Statement
<b>LGA</b>	Local government area
<b>PRCG</b>	Parramatta River Catchment Group



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# ABOUT THE PLAN

## HUNTERS HILL LSPS 2040

**The Hunters Hill Local Strategic Planning Statement (LSPS) is a new strategic plan for the Hunters Hill Local Government area (LGA).**

The LSPS is a 20 year plan to manage land use growth and change in the Hunters Hill LGA until 2040 in light of community aspirations and broader economic, social and environmental matters that influence our daily lives. It sets out the strategic planning priorities for managing growth and change and will be a guide for land use planning and infrastructure delivery in the area. This includes the delivery of 150 new dwellings (2016–2021), as set out in the North District Plan.

The LSPS includes a future land use vision for the LGA so that growth and change responds to the local natural and built character of our places and neighbourhoods, community's aspirations and land use values for Hunters Hill. The LSPS vision and the strategic planning priorities will help inform:

- land use growth that will shape Hunters Hills' future;
- how the community's values will be maintained and enhanced, in the broader context of State and regional planning objectives.

Importantly, the LSPS is a bridging document between the:

- Environmental Planning and Assessment Act, 1979 (EP&A Act), and
- Integrated Planning Reporting framework of the Local Government Act 1993 (LGov Act).

## POLICY CONTEXT

**The LSPS has been prepared in accordance with Section 3.9 of the Environmental Planning and Assessment Act 1979.**

In March 2018, the NSW Government amended legislation in the EP&A Act to require councils to amend their Local Environmental Plans (LEP) to give effect to the new strategic planning framework of the *A Metropolis of Three Cities – the Greater Sydney Region Plan (GSRP)* and five district plans (Greater Sydney Commission). This includes giving effect to other plans and policies developed under the EP&A Act, being:

- State Environmental Planning Policies (SEPPs)
- Ministerial Directions (Section 9.1 Directions), which are directions that are required to be considered in the local plan making process e.g. heritage, employment, housing, infrastructure.

This in effect, continues the priority status of SEPPs and Ministerial Directions under the EPA& Act, over and above the purpose of the LSPS.

The first step in this process is the preparation of the Local Strategic Planning Statement. The LSPS gives effect to the North District Plan in the local context of Hunters Hill.

The North District Plan is the bridging plan between the GSRP and local land use planning that is addressed primarily in Council's LEP prepared under the EP&A Act and the Community Strategic Plan, prepared under the LG Act. It will guide how the implementation of the North District Plan's planning priorities (themes) should occur in the local context. They are supported by 10 directions for future planning, and are considered for Hunters Hill in the Strategic Planning section.



**FIGURE 1: LSPS POSITION IN THE NSW PLANNING SYSTEM**



Planning Connects. Local Strategic Planning Statements. NSW Government

### *GSRP themes are:*

- *infrastructure and collaboration*
- *liveability*
- *productivity*
- *sustainability and implementation*

The North District Plan is informed by other state-wide and regional policies of NSW Government departments and agencies that are part of the new NSW planning system approach. For example, the Future Transport Plan 2056 and the State Infrastructure Strategy.

The LSPS in turn outlines how these plans and policies will create changes or playout at the local context to enhance Hunters Hill's lifestyle and environmental assets in the district. For example, new or improved transport connections.

The LSPS will also operate with Council's area-wide management plans which are brought together under the Hunters Hill Community Strategic Plan 2018–2028 (CSP). The CSP identifies the community's vision, directions and priorities for the LGA and local-strategic directions for key land use locations like centres in a 10-year period. The CSP sets out the community's vision for Hunters Hill which includes a focus on community, environment, managing growth and protecting heritage and civic leadership.

The LSPS brings the North District Plan's planning priorities into contact with the CSP and will guide Council's decision-making about the use, directed growth and change of landuse in Hunters Hill within the regional planning context.

The LSPS will help inform how:

- land use planning provisions and development controls evolve over time in the Hunters Hill Local Environmental Plan (LEP) and the Hunters Hill Development Control Plan (DCP)
- Council and the NSW Government will deliver infrastructure, facilities and services to the community as the LGA grows and changes

The success of the LSPS relies on all levels of government, the community, private partners and other stakeholders working together to address local planning issues in a timely manner.

## OVERVIEW OF LOCAL STRATEGIC PLANNING STATEMENT

**The LSPS consists of descriptions, maps, diagrams and charts which provide context and direction for land use decision-making in an LGA.**

The purpose of the LSPS is to:

- provide a 20-year land use vision for the area
- outline the characteristics which make an area special
- identify our shared values to be enhanced or maintained
- direct how future growth and change will be managed
- make changes to planning rules in a LEP and DCP
- implement the North District Plan, where applicable to Hunters Hill
- identify where further detailed strategic planning may be needed

## OVERVIEW OF COMMUNITY STRATEGIC PLAN

The CSP is the principal planning document for Hunters Hill. The current CSP was developed in 2017-18 with an extensive consultation program with the community and was adopted by Council on 26 June 2018. It outlines the community's needs and aspirations for Hunters Hill. The CSP is guided by a future vision for Hunters Hill and key directions, which translate into various Council management plans and operational plans. The CSP informs how and when Council provides local services and facilities within the annual budget process and capital works program.

The CSP is a living plan and its implementation and evolution is informed by ongoing community consultation via Precinct Meetings, community engagement and Council's annual reporting program. Directions and actions of the CSP that relate to requirements of the LSPS process have been addressed in this LSPS. For example, land use planning.

## OUR APPROACH

The LSPS requires Council to bring together state and regional objectives for land use planning and Council's own community planning activities into one plan to deliver on the North District Plan.

All the District Plans for Greater Sydney address the pressures of Sydney's constant growing and changing population and its need for more and better housing and infrastructure and a better approach to caring

for the environment and being more sustainable. These pressures are within an established urban area with very limited undeveloped lands for any land uses including residential forms. How will Hunters Hill respond to land use planning and management challenges in the next 20 years?

The LSPS considers the GSRP, the North District Plan and the CSP to understand how Hunters Hill will evolve over the next 20 year period. This approach allows us to:

- Better understand our LGA's role in the GSRP and North District Plan
- Identify the LGA-based strategic land use planning challenges we may face, especially given our size and location in Greater Sydney
- Identify the LGA-based strengths we can utilise to help shape the future vision
- Set out how the future vision will be delivered and managed

Council's approach to preparing the draft LSPS was to build on the work of the recently adopted CSP as well as other consultations as part of the 2018 Precinct Meetings, instigated by the General Manager who commenced employment at Council in that year.

The CSP vision for land use planning is focused on maintaining the local character and managing development and growth. To do this, Council will use place-making principles to inform land planning and land management decisions to enhance the established character of Hunters Hill and to stimulate the activation of key places and centres to address housing, business and community needs for our people.

Importantly, the place-making approach adopted by Council is responsive to the role of the Hunters Hill LGA in the GSRP and the North District. Hunters Hill is a well-established residential community with very limited land supply opportunities for new housing or business purposes. In the North District Plan, Hunters Hill only shares part of two local centres with City of Ryde Council, and is part of two regional roads that traverse the LGA in Gladesville and Hunters Hill (e.g. City Servicing Transport Corridor, Burns Bay Road Freight Corridor).

Council will need to optimise the use of lands and generate floor space in key places and centres for housing, business, community and environmental purposes in terms of the LSPS and the CSP, notwithstanding this Hunters Hill makes up a small component of the Greater Sydney and the North District urban system.



The community was consulted during the public exhibition for the draft LSPS on the development of the CSP land use vision and directions in this plan. An earlier consultation on the LSPS was not pursued to avoid consultation burn-out given the currency of community engagement work for the CSP and to avoid possible confusion with the various layers of strategic land use planning documents being exhibited by the NSW Government and Council. The public exhibition of the draft LSPS took place between 16 September 2019 and 25 October 2019.

Once the LSPS is finalised with the Greater Sydney Commission and the Department of Planning, Industry and Environment (DPIE) and adopted by Council, it will be implemented alongside Council's other management plans. A key action of the LSPS is to review the land use plans prepared under the EP&A Act e.g. LEP and DCP.

It will also be used by Council to engage and work with NSW Government agencies, other councils and stakeholders to progress priorities and actions

beyond the responsibility of Council, which require collaboration and partnerships in order to be achieved e.g. roads, transport, open space, schools, housing choice. This extends to arising matters that need to be addressed in the North District Plan by the GSC e.g. population projects, housing targets.

Of note, the adopted LSPS must be considered as part of the LEP making process (i.e. planning proposals) and will be part of the strategic merit test for a Gateway Determination under Section 3.34 of the EP&A Act.

The LSPS will also assist:

- State Government agencies, other councils and stakeholders on how they can work with Council to achieve LSPS priorities and actions where responsibilities overlaps or are complementary.
- Private land owners and applicants on how they pursue forms of land use approval regulated by Council in line with the LSPS.

**FIGURE 2: HUNTERS HILL CSP VISION**



**Reference:** Hunters Hill Community Strategic Plan 2018–2028.

# OVERVIEW OF NSW PLANNING SYSTEM

The EP&A Act establishes the NSW planning system, which is designed to manage how land is used and developed. It is supported by other legislation and policies of the NSW Government.

The system is based on a hierarchy of plans, policies and guidelines to guide application-making and decision-making for land use and development. The systems strategic planning documents include:

- Strategic plans and State Environmental Planning Policies (SEPPs), Regional Plans – prepared by the NSW Government, including GSC and DPIE
- Local Environmental Plans and Development Control Plans – prepared by a local council

The systems development planning documents include:

- Development applications and complying development certification – involves assessment of development against any applicable strategic planning document of the system, by a range of authorities, including the Minister, DPIE officers, local planning panels and Council officers, depending on the type of development.

A LEP is the principal land use planning instrument prepared by Council under the EP&A Act, and outlines the aims and objectives for land use and the planning principals, land zones and uses and development standards for controlling development. A development control plan (DCP) provides more detailed planning and design guidelines and is prepared and approved by the Council.

In Hunters Hill most land uses and development matters are assessed via the Hunters Hill LEP and Hunters Hill DCP through the development

application process as most lands are in conservation areas which are designed to help retain the local character of the area and which is now consistent with the intent of the LSPS process.

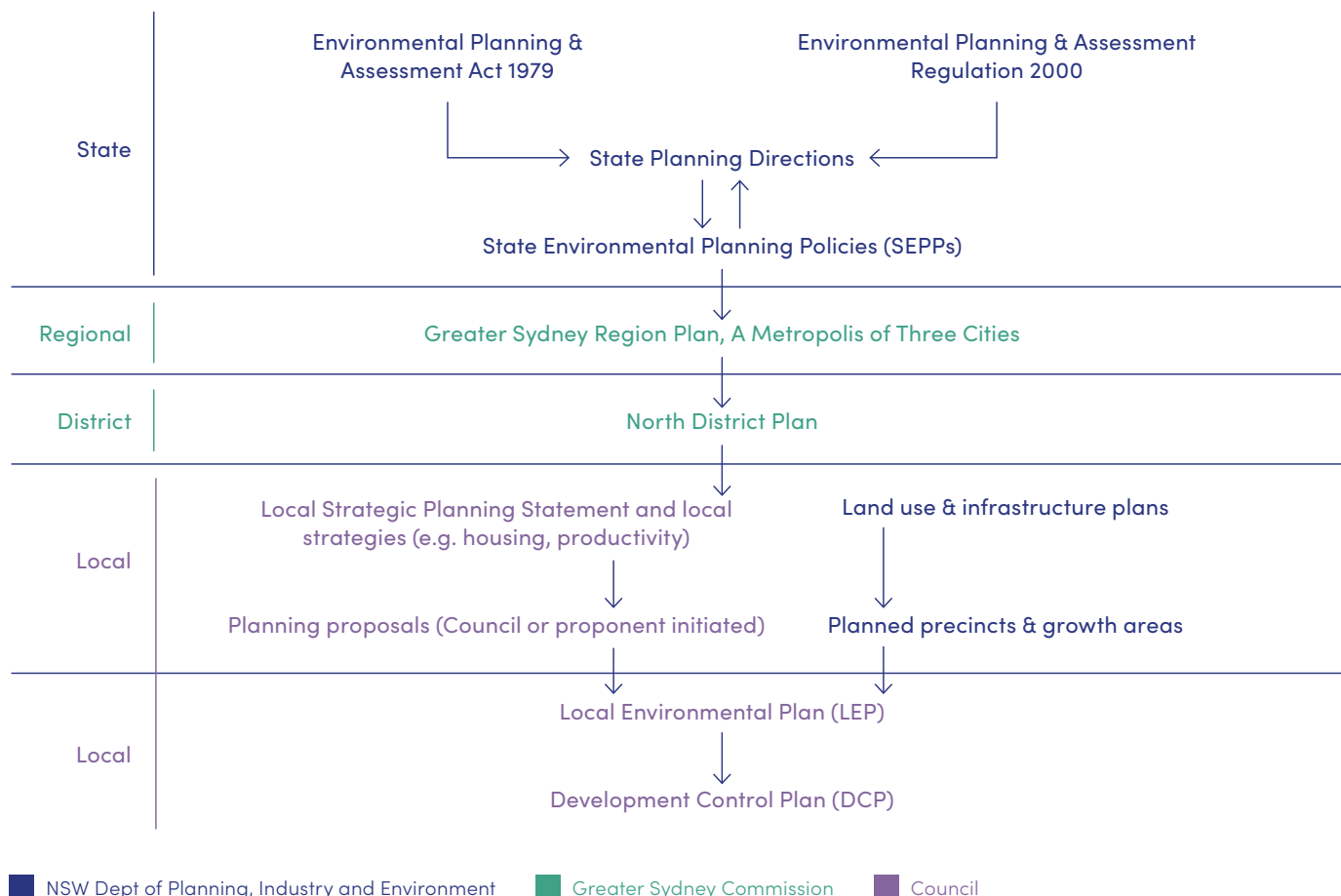
In recent times, the NSW Government is making more use of higher order strategic planning instruments to address development planning matters e.g. SEPPs. State Environmental Policies apply to certain areas e.g. State or regions, or to certain types of development. SEPPs override LEP and DCP provisions designed in response to local planning and development issues and matters. The differential impact of certain SEPPs at the local level needs to be considered to ensure the purpose of the LSPS is not undermined.

The NSW Planning Portal provides information on the NSW Planning System: [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au).





**FIGURE 3: NSW PLANNING SYSTEM – RELATIONSHIP BETWEEN REGIONAL, DISTRICT AND LOCAL PLANS**



## HOW TO READ THIS PLAN

<b>Local Community Vision</b>	Consider the local community vision developed for the Hunters Hill Community Strategic Plan 2018–2028. See Page 40.
<b>Strategic Context &amp; Consultation</b>	<p>Consider Hunters Hill’s place in the context of the North District that informs the LSPS vision. See Page 10.</p> <ul style="list-style-type: none"> <li>What are our key locally specific matters in the North District Plan?</li> <li>Consider community consultation that informs the LSPS vision</li> </ul>
<b>LSPS Vision</b>	<p>Consider the 20 year strategic planning vision for the Hunters Hill LGA in the context of the North District Plan. See Page 40.</p> <ul style="list-style-type: none"> <li>Consider our place-visions, in the context of the Hunters Hill LGA vision, for finer grain detail. See Page 42.</li> </ul>
<b>Planning Priorities</b>	<p>Consider our planning priorities for the Hunters Hill LGA (developed in conjunction with GSC) and goals/directions for achieving the planning priorities locally and in the North District. See page 52.</p> <ul style="list-style-type: none"> <li>Consider the Structure Plan that maps the Planning Priorities for the Hunters Hill LGA</li> </ul>
<b>Actions</b>	Consider the local planning priority challenges and actions in the context of the North District Plan’s four themes. See page 56.
<b>Implementation</b>	Consider how the implementation of the LSPS will be monitored and reported across Hunters’ Hill Council. Actions have delivery time frames and measures. See page 62.

# STRATEGIC CONTEXT

## OUR PLACE IN THE REGION

### THE NORTH DISTRICT

The North District is made up of nine local government areas and guides the implementation of the GSRP's vision for a Metropolis of Three Cities – Eastern Harbour CBD, Central Parramatta River City, Western Parklands City (Western Sydney Airport, Badgerys Creek) – and a 30 minutes region.

Greater Sydney's population is 4.7 million and is projected to grow by another 1.7 million by 2036.

The North District forms a large part of the Eastern Harbour CBD in size and economy with five major employment hubs – North Sydney, Macquarie Park, Chatswood, St Leonards and Frenchs Forest.

A snap shot of the North District is:

- 11% (196,000) of Greater Sydney's population growth by 2036 (886,550)
- 13% of new dwellings in Greater Sydney (725,000) by 2036
- Dwellings made up of 52% separate houses, 38% apartments and 10% medium density housing (2016)
- 20% (483,300) of Greater Sydney jobs by 2036 (2,439,800)
- 51% travel to work by cars, 15% by train, 11% by bus, 4% by foot, 1% by ferry/train and 18% by other means (cycle, motorbike and scooter)
- 35% work in the knowledge sector, 30% in population servicing, 21% in health and education, 14% in industrial

The structure plan for the North District shows the major land uses, precincts and centres for the district, including:

- Strategic Centres
- Local Centres
- Economic corridors
- Green spaces
- Brown spaces – residential, business, industrial land uses

### MAP 1: HUNTERS HILL AND IT'S LOCAL GOVERNMENT CONTEXT



© State Government of NSW and GSC 2018

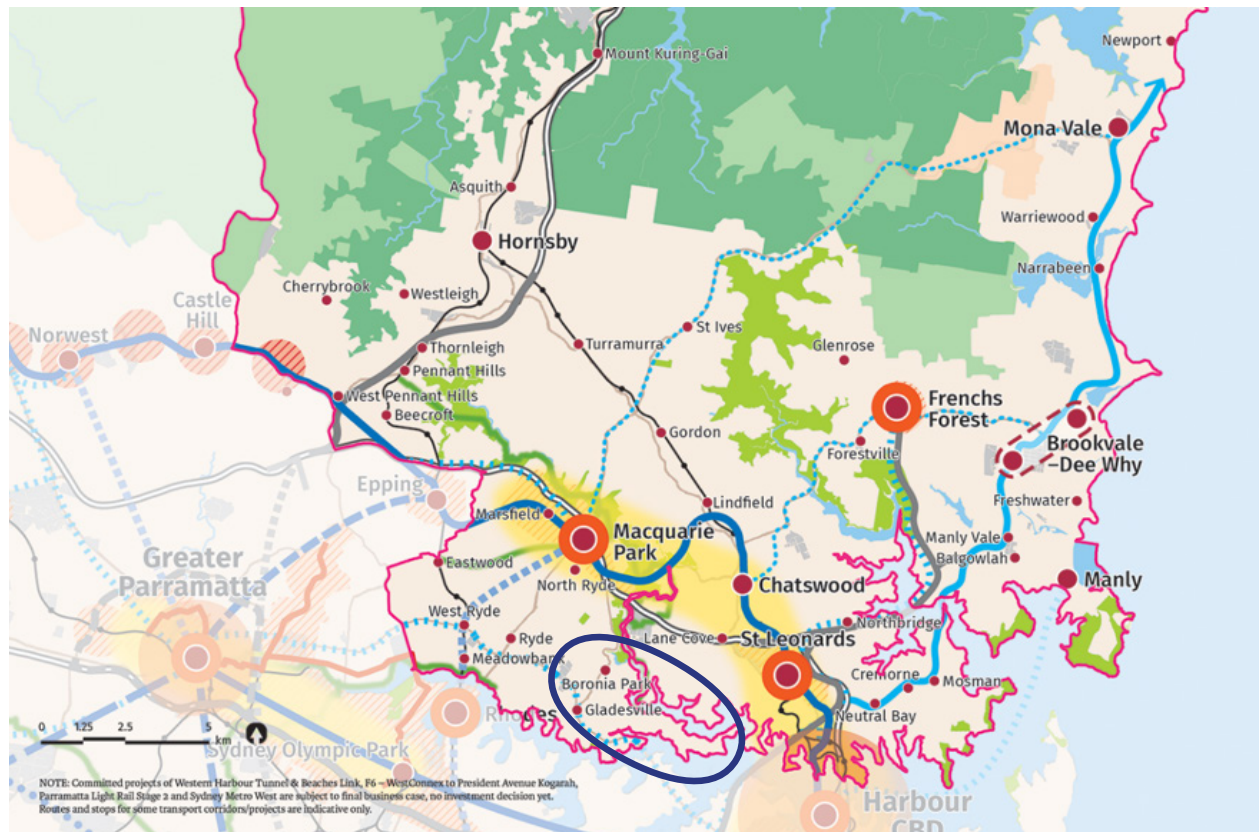
The North District is to supply 92,000 (13%) of Greater Sydney's total new dwellings (725,000) between 2016 and 2036. At 2016, the North District housing stock consisted of separate houses (52%), apartments (38%) and medium density (10%).

The Ten Directions for planning and the one direction for implementation of the North District Plan are below. The directions and their 24 planning priorities have been considered in the LSPS.

1. A city supported by infrastructure
2. A collaborative city
3. A city for people
4. Housing the city
5. A city of great places
6. A well connected city
7. Jobs and skills for the city
8. A city in its landscape
9. An efficient city
10. A resilient city
11. Implementation



## MAP 2: NORTH DISTRICT STRUCTURE PLAN



### KEY

	Metropolitan Centre		Land Release Area		Waterways		Centre Serving Transport Investigation Corridor
	Health and Education Precinct		Transit Oriented Development		Green Grid Priority Corridor		Motorway
	Strategic Centre		Urban Renewal Area		Train Station		Committed Motorway
	Local Centre		Urban Area		Committed Train Link		District Boundary
	Economic Corridor		Protected Natural Area		Train Link/Mass Transit Investigation 10-20 years		
	Trade Gateway		Metropolitan Rural Area		Train Link/Mass Transit Visionary		
	Industrial Land		Major Urban Parkland including National Parks and Reserves		B-Line		

© State Government of NSW and GSC 2018

### HUNTERS HILL LGA

The Hunters Hill LGA is 10 kilometres from the Sydney CBD and has an area of 6 square kilometres. It is a 'peninsular LGA' of Sydney Harbour, and has about 17 kms of irregular shaped shore line to Lane Cove River and Parramatta River (about 85% of the LGA's boundary). It is the smallest LGA in Greater Sydney, the North District and NSW by geographical area. The LGA is bound by the Lane Cove River, the Parramatta River and the City of Ryde (Pittwater Road and Victoria Road). The Hunters Hill LGA forms part of the southern boundary of the North District Plan along its Sydney Harbour foreshore.

The North District Structure Plan shows Hunters Hill LGA as an established urban area made up mainly residential lands with a part share in two local centres - Gladesville and Boronia Park (not a suburb), that are shared with City of Ryde Council on the LGA western boundary. Residential areas are compact reflecting the housing development/design and transport options at the times the LGA was settled. It is part of the City Servicing Transport Corridor (Transport for NSW/Roads and Traffic Authority) along Victoria Road, Gladesville, in that the corridor runs through Gladesville town centre. No significant North District Plan planning elements to achieve the 10 Directions and four themes of the plan are located in Hunters Hill.

Notwithstanding this, Hunters Hill can contribute to the overall achievement of themes and relevant directions to support the role of other LGAs in the North District. For example, the incremental increase in housing supply and housing stock mix that aligns with local character, services and sustainability directions.

Hunters Hill is a residential area with outstanding natural and built character, drawing on its garden-suburb development, historical subdivision patterns, architectural styles, and various densities of residential development over time to provide a unique character in the local context.

The Sydney Housing Supply Forecast 2018 indicates that the North District will need to supply 26,100 new dwellings between 2018-19 and 2022-23. For Hunters Hill, the new housing supply forecast is 150 new dwellings (2016-2021), which is 0.6% of the North District need for the next 5 years. This new dwellings forecast reflects the likely yield and turnover of dwellings in the period given the existing low and medium density housing already in our area.

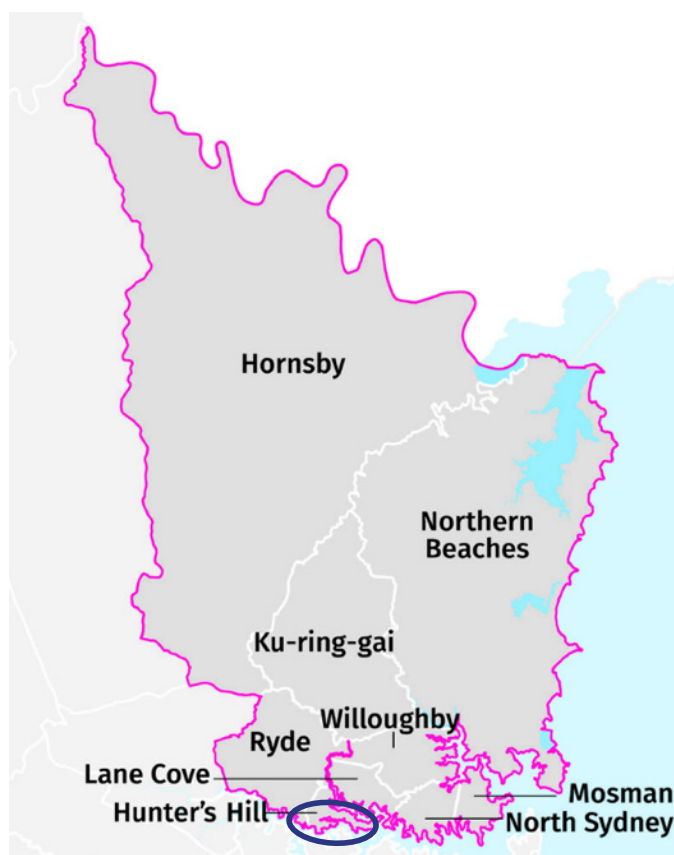
## ABOUT OUR PLACE

The traditional owners of lands, rivers and foreshores that make up Hunters Hill LGA are the Wallumedegal people. The Aboriginal name for the land that separates the Lane Cove River and Parramatta River (the LGA) is Moocooboola, which means meeting of waters.

The Hunters Hill LGA came into existence in 1861 when it was made a Borough. The Borough was instigated by early French settlers (including the Joubert brothers and Gabriel de Milhau) and precedes the Federation of States to form the Commonwealth of Australia in 1901.

The Hunters Hill LGA of today is a 'traditional' municipality in an urban landscape and is mainly used for residential purposes. It's in the middle part of Sydney along the Sydney Harbour and Parramatta River foreshores. The built and vegetation landscape characters of our place draw on the history of the area since European settlement of NSW. The area was established as part of a working Sydney Harbour and housing for workers in local industries and shops led to housing construction and development of the area. Building construction to be expected was influenced by the approaches to subdivision patterns, lot sizes, roads layout, public and private transport options and architectural styles of the day.

**MAP 3: HUNTERS HILL LOCAL GOVERNMENT AREA AND THE NORTH DISTRICT PLAN**



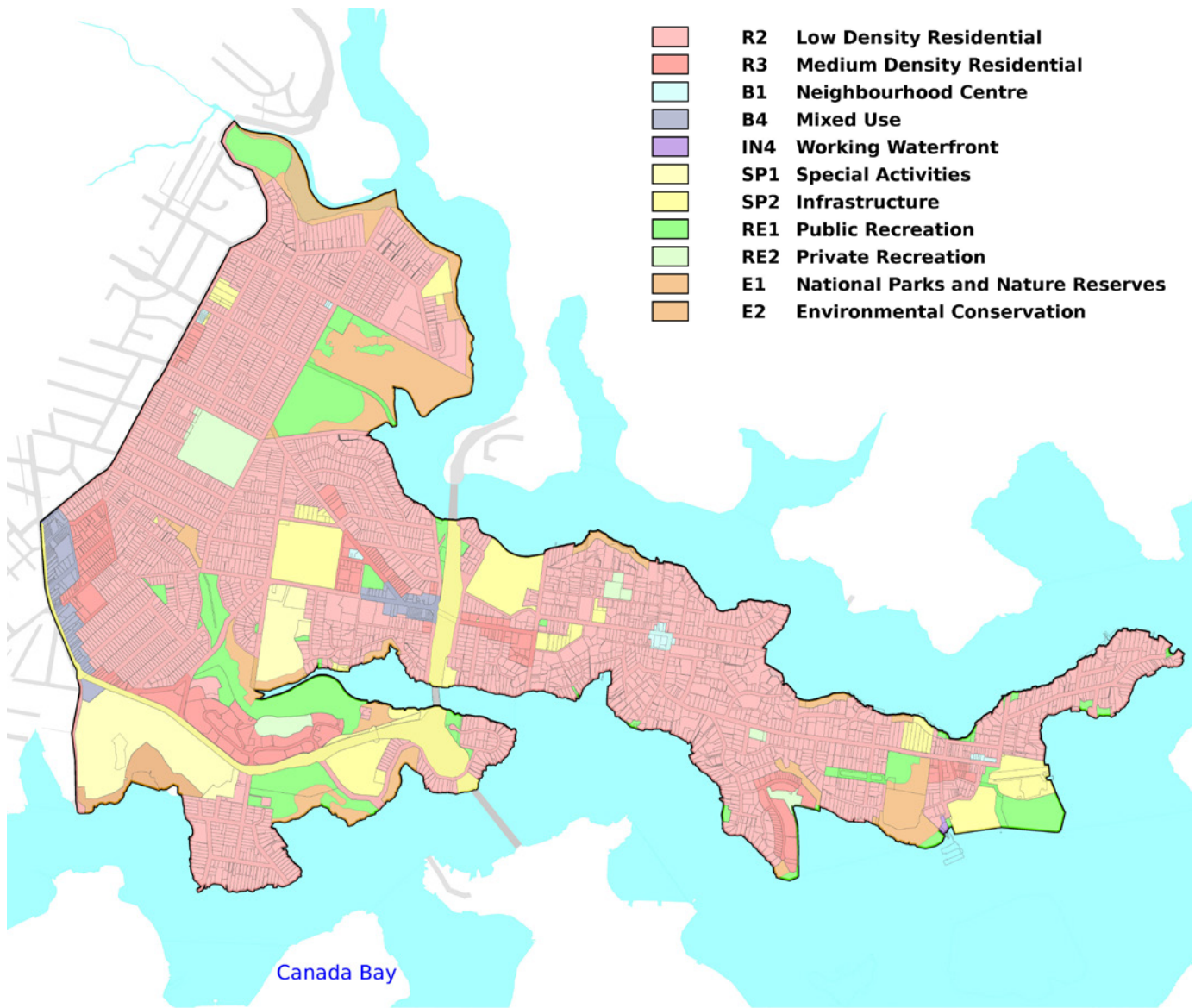
© State Government of NSW and GSC 2018



Hunters Hill today is mainly comprised of low scale residential land uses that reflect key housing development periods in Sydney's expansion over the years, and recreational and open spaces land that form the leafy garden, bushland and foreshore setting of the inner-suburban LGA. There are some limited commercial, foreshore and industrial land uses in the area. The low scale residential use of land has retained the pedestrian scale of the LGA, which offers an outstanding lifestyle for residents. A focus on the pedestrian scale is in line with planning objectives around place-making and retention.



**MAP 4: HUNTERS HILL LAND USE ZONES (HUNTERS HILL LEP 2013)**



© Hunter's Hill Council 2019

Lands in the eastern part of the LGA are part of two peninsulas extending onto the Parramatta River and Sydney Harbour being the larger peninsular of Woolwich/ Hunters Hill and the peninsular of Huntleys Point/Henley/Huntleys Cove.

The LGA includes the leafy suburbs of Gladesville (part), Henley, Hunters Hill, Huntleys Cove, Huntleys Point and Woolwich and the residential area known as Boronia Park. Our place is recognised as Australia's oldest garden suburb, with over 70% of the LGA within one of seven conservation areas and has 515 local heritage items. It has 33 hectares of bushland, with two major roads crossing through the area.

## OUR COMMUNITY

Hunters Hill's population is growing and changing slowly. We are home to about 14,909 people based on the 2018 Estimated Residential Population (ABS), and represented a minus 0.5% change in population from the last Census of Population and Housing period (2011). The Census of Population and Housing indicated that would be about 14,650 in 2036 (ABS, 2016). Alternatively, the recently released 2019 NSW Population Projections for NSW indicated that our population would continue to grow and change slowly with it expected to decline to 14,100 in 2031 before increasing to 14,450 in 2041 (DPIE, December 2019).

Hunters Hill's population fluctuates around the 14,500–15,000 people mark and further work on estimating our future population, though small in the North District Plan, will greatly assist planning for the community over the

next 20 years in terms of community services and facilities, housing supply and stock mix. Council will work with the GSC and DPIE to progress an informed picture of our population projection over the medium term of the LSPS. This work will assist housing supply projections.

We have slightly more females (51%) than males (49%), and significant numbers of residents in the young group (less than 19 years, 3,700) and the older group (65+ years, 22.2%). In the area, most households are families with children (1,838, 53.2%), but couples (1,201, 34.8%) and lone person households (1,110, 24.2%) are significant. Most people use a car for their journey to work (55.5%) compared to the NSW (57.8%) and we have a significantly higher number of people using public transport for their journey to work (14.7%), compared to NSW (4.2%).

About 0.6% of our population are Aboriginal and Torres Strait Islander Peoples.

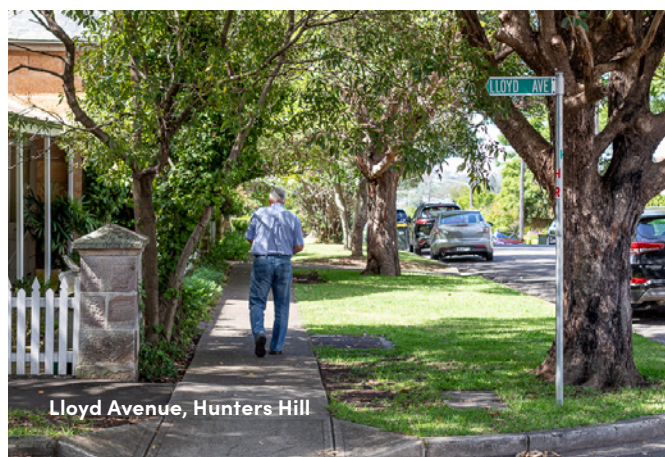
### Ageing population

About 22.2% (3,200) of our community are over 65 years and this group will grow to represent more of the future population. About 24.6% by 2021 and 34% (4,800) by 2036. This group is significantly higher than for our neighbours, where about 15.7% in Lane Cove and 15.1% in the City of Ryde are over 65 years.

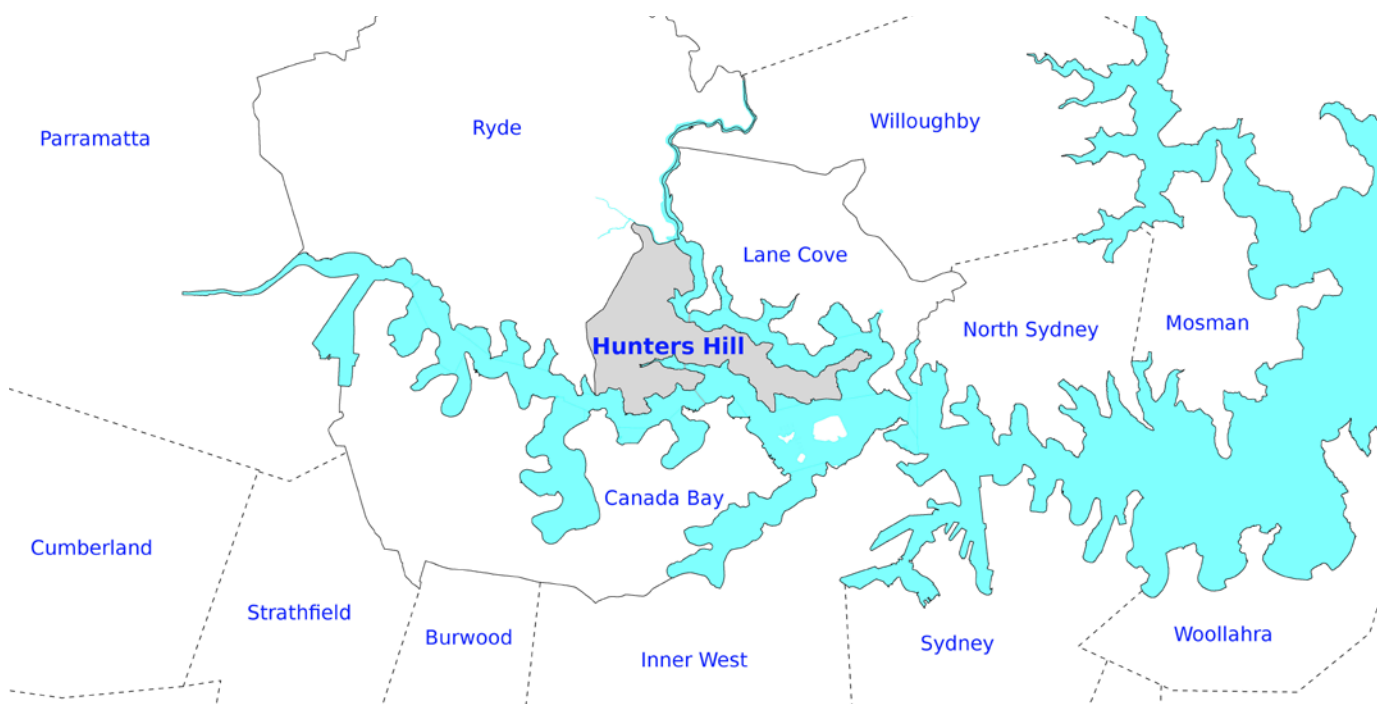
An ageing population is a characteristic of the

Australian population. It raises significant concerns about the ability of all levels of government and the private sector to meet the needs of an ageing population particularly in terms of health care, ageing well in the home and in residential facilities and for managing chronic diseases.

Council needs to address and plan for its services for an ageing population and work with the various public and private service providers so ensure they deliver services that meet our community's expectations now and in the future. Again, understanding more about how our population will change will assist our ageing people planning. The population projection work with the GSC and DPIE will assist in better understanding services and housing needs for our senior citizens.



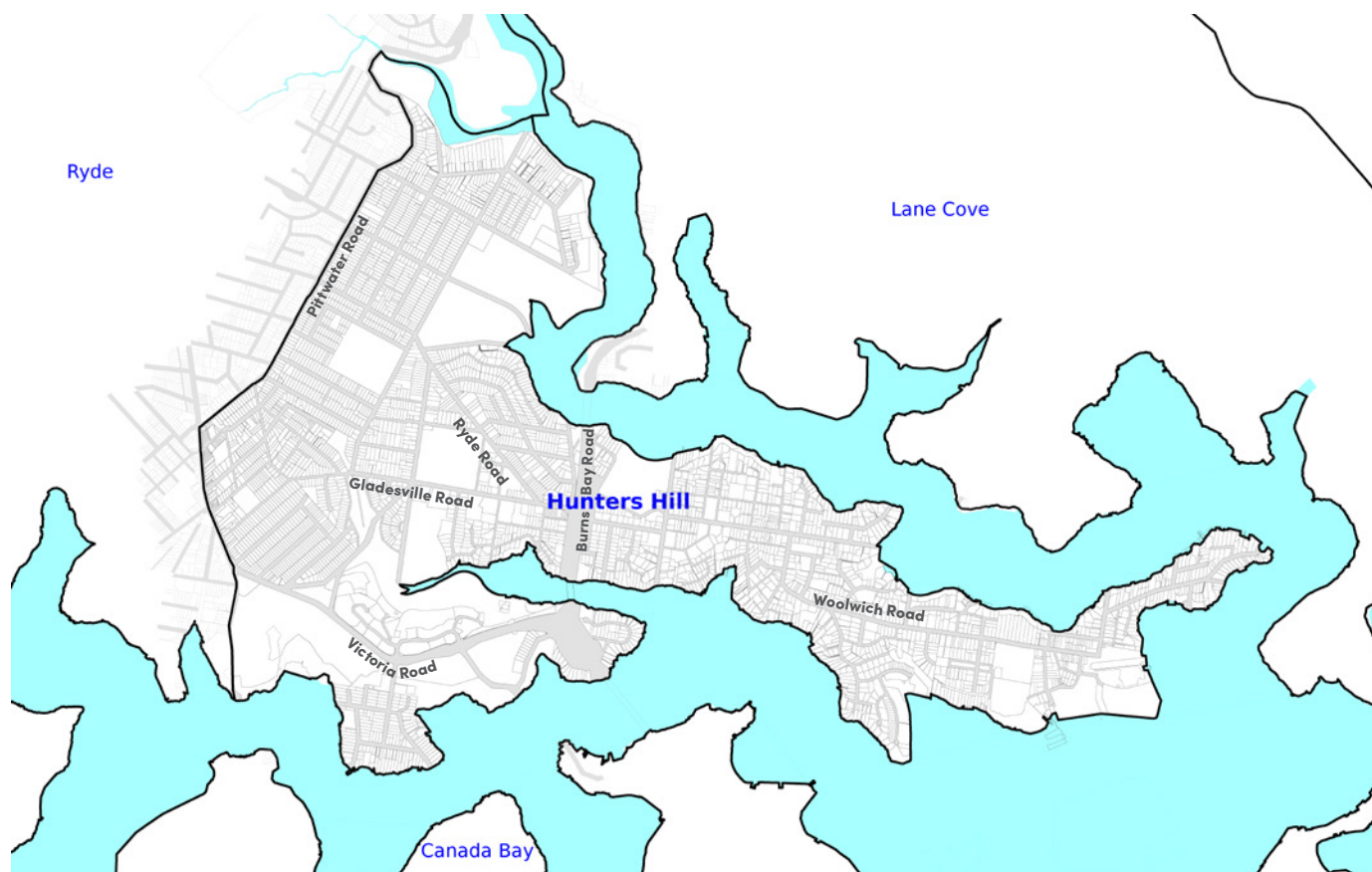
## MAP 5: HUNTERS HILL AND ITS LOCAL GOVERNMENT CONTEXT



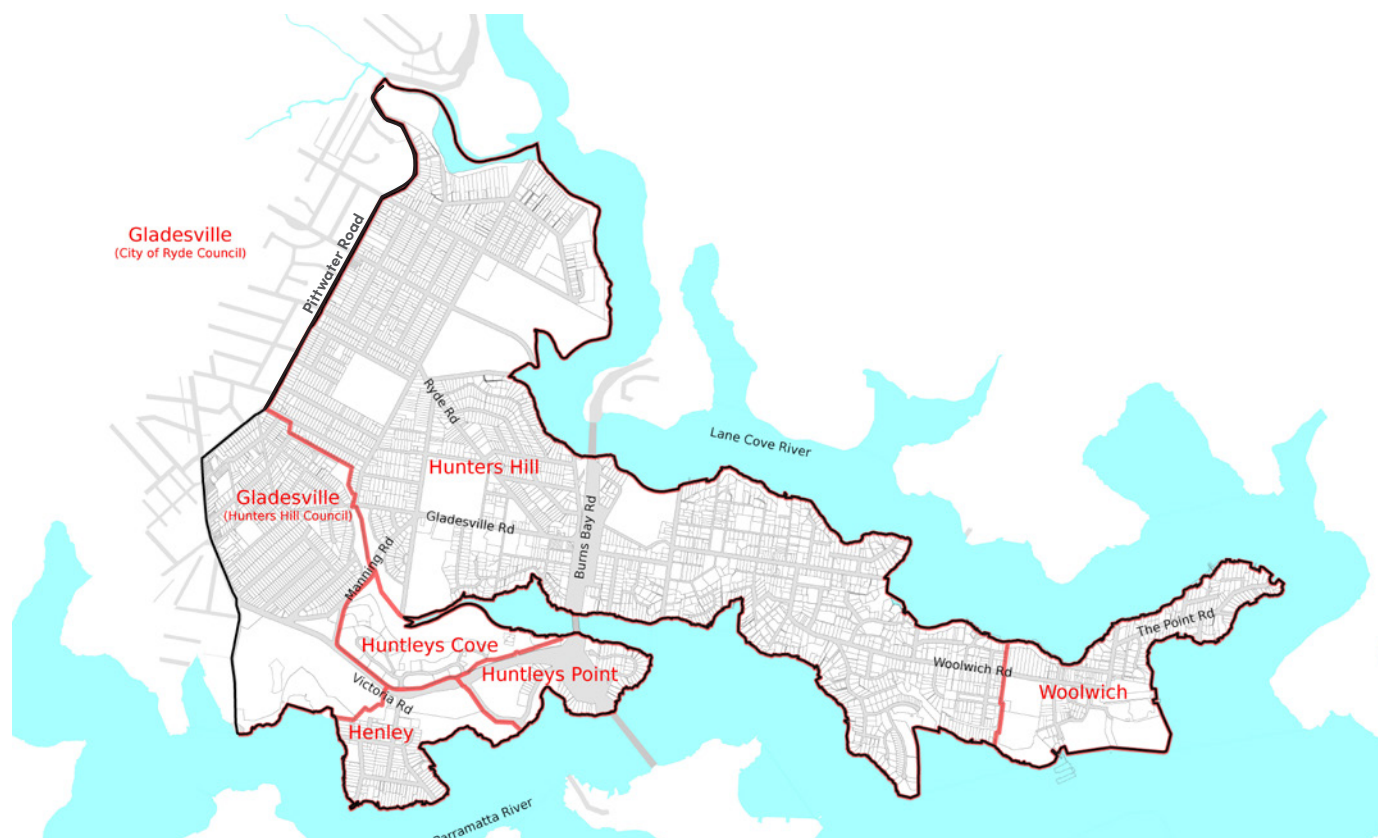
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**MAP 6: HUNTERS HILL LOCAL GOVERNMENT AREA**



**MAP 7: HUNTERS HILL LOCAL GOVERNMENT AREA SUBURBS**



© Hunter's Hill Council 2019





## Gladesville Reserve, Gladesville

disadvantaged groups in Australia and Council is committed to improving the inclusion of people with a disability into all aspects of life in our community.

About 6% (844) of our community require some assistance in their daily lives. This is significantly higher than other areas. The flow-on effects impact their families, carers, support services, the broader community and their enjoyment of our place.

While people with disability are present in all age groups, including young people, the likelihood of having a disability increases with age, with about 40% of people with a disability over the age of 65 years. Combined with an ageing population, the proportion of people over 65 years with a disability will be significant in the future.

There is a need to improve access in our area for people with a disability and work with disability service providers to ensure the disability services level (health, employment, liveable communities) are appropriate and adaptable now and in the future.

The Hunters Hill Disability Action Plan has four focus areas and 54 actions. Council will continue to implement the action plan in partnership with key stakeholders. Again, understanding more about how our population will change will assist our people with disability planning. The population projection work with the GSC and DPIE will also assist in better understanding service and housing needs for our people with disability citizens, especially if projections can drill down beyond general projections.

## OUR HOUSING

The Hunters Hill housing market provides stock across all housing sub-markets including:

- Housing privately owned
- Housing privately rented
- Housing publicly rented or subsidised
- Housing privately owned that is retirement or seniors types
- Housing publicly rented or subsidised that is social housing and community housing e.g. group homes, seniors living, disability focused homes and housing

The total dwelling stock in Hunters Hill is 5,010 dwellings.

There is limited public and private lands in the area that is ready, surplus or available for new development or redevelopment for housing, other than some limited capacity in centres like Gladesville and Hunters Hill Village that could be explored. Housing and land

## Young population

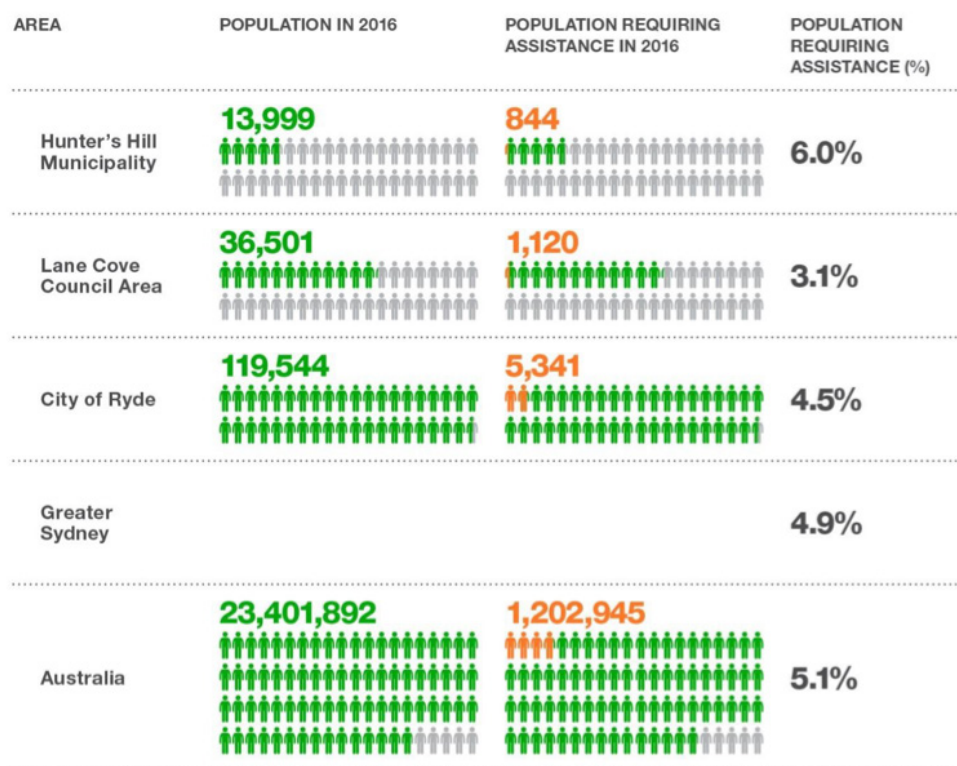
About 26% (3,700) of our community are under the age of 19 years and this group will decrease slightly to about 25% (3,500) by 2036.

This is a significant number of young people, particularly in the 10 – 19 age groups (16%), and likely reflects the schools in the area that offer day and boarding attendance.

Young people make up a significant part of our population and it's essential they are included in planning for the future to address their needs (things to do and see) along with their environmental aspirations if we are to pass on a better place to them. Again, understanding more about how our population will change will assist our planning for young people. The population projection work with the GSC and DPIE will also assist in better understanding service and housing needs for our younger citizens.

## People with disability

Council's Disability Inclusion Action Plan was developed as part of the Regional Disability Inclusion Action Plan (2017) with Lane Cove and City of Ryde Councils. People with disability remain one of the most

**FIGURE 4: HUNTERS HILL LOCAL GOVERNMENT AREA AND DISABILITY**

**Source:** Australian Bureau of Statistics, Census of Population and Housing 2016.

supply is also influenced by housing market dynamics and investment strategies.

On average, the LGA supplies about twenty eight (28) new dwellings per year (development consent) from existing lots and intensification of land use. This is insignificant housing supply in the GSRP and North District Plan. The Hunters Hill LGA housing target in the North District Plan is 150 dwellings for the 0-5 year housing supply target. While this is an insignificant number of new dwellings in the district context and for other LGAs of the North District Plan, it is a significant number for us given the size of the LGA, the few locations with older housing stock or commercial lands of suitable sized land holdings prime for redeveloped and the environmental constraints on the majority of lands in the area.

The natural (e.g. vegetation, water ways, soils, bushfire, riparian lands, scenic protection, foreshore protection) and built (i.e. heritage items, conservation areas) environmental constraints have been layered in Map 8 and the remaining non-constraints lands is shown in Map 9. The non-constraints land is the only land in the LGA that is not subject to additional planning and development rules because of the nature of the land.

Our environmental constraints will have a bearing on the 0-5 year housing targets and the 6-10 year housing targets required to be developed for Hunters

Hill, which Council intends to do in conjunction with the Housing Strategy action, which will be implemented in the short term.

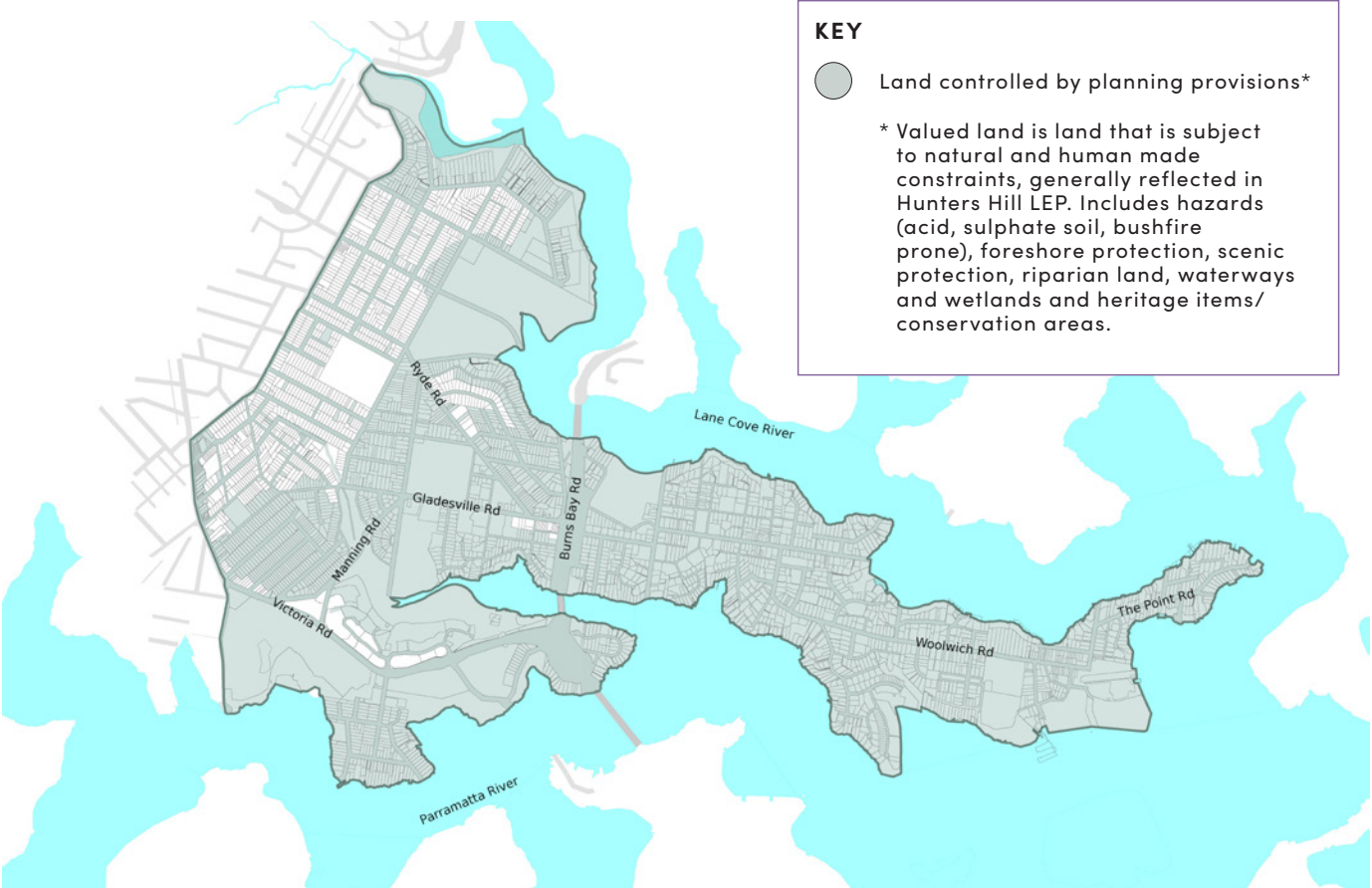
New housing supply, in a five year housing supply target period, will need to be addressed on target lands that are prime for redevelopment, and which can contribute to creating new placed-based communities.

The redevelopment of lands in the Gladesville Local Centre, and to some extent Hunters Hill Village are the logical locations for any new housing targets, where mixed use zoned lands can be incorporated into the land supply mix as there are no suitable other lands for redevelopment. New housing opportunities will be addressed in the Housing Strategy action.

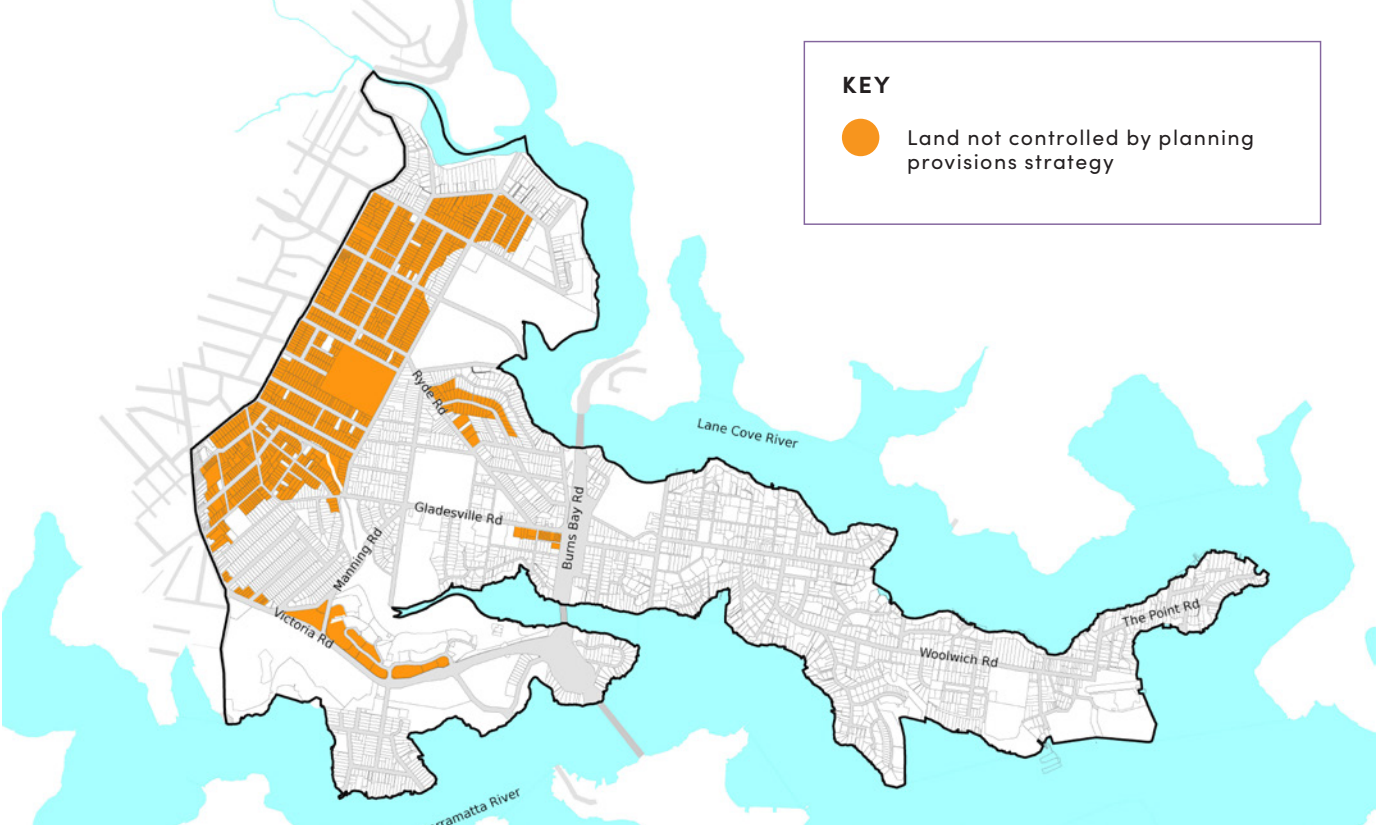
From a community needs view, diversity and affordability in housing are two driver issues for housing supply, adaptability and sustainability. An extension of the affordability question is, if housing is even attainable in the housing market for current and future generations. This would be of interest in Hunters Hill, where house prices exceed average prices in Sydney. Evidence suggests, a lack of affordable or available housing may affect people's health and well-being. When housing choice is limited financial, employment, income and social stresses may arise.

Communities and places need a variety of workers and the ability of people to find housing in their price

MAP 8: HUNTERS HILL AND ITS LAND THAT HAS CONSTRAINTS



MAP 9: HUNTERS HILL AND ITS LAND WITHOUT THE SAME CONSTRAINTS AS SHOWN IN MAP 8





range is an emerging housing and planning policy issue which is challenging. Importantly, Hunters Hill has a significant amount of publicly rented housing (built in the 1960s and 1970s), that is available for a particular part of the housing market. Council will support the retention of housing that is public rental stocks and will work with the NSW Government and housing supply authorities to retain and adapt this housing and where possible identify new rental housing locations.

Council will prepare a housing strategy using the DPIE Housing Strategy Guidelines as an action in LSPS, to explore and better inform the LSPS and the best ways housing supply (including constraints assessment) and stock mix (community needs) might change over the Statement's period. It will include items on:

- 0-5 year and 6-10 years housing supply targets
- Principles for future housing growth, supply and stock
- Identifying the 'right locations' for future housing supply that is new stock
- Focus on the quality of housing stock and needs e.g. diversity, affordability, adaptability
- Addressing the quantity of housing supply and housing market dynamics
- Addressing State Environmental Planning Policies for housing
  - e.g. Affordable Housing Rental Scheme, Housing for Seniors and People with a Disability, low rise medium density code for Complying Development
- Opportunities for Council to be involved in approaches to an affordable and adaptable housing scheme in the local housing market

Council will liaise with the DPIE in preparing the brief for the Housing Strategy, and will involve stakeholders during the preparation of the LSPS.

### **Social Housing**

St George Housing is the sole provider of social housing in the area and cater for a high proportion of social housing. About 5.6% (163) of the rented dwelling stock is provided as social housing by a NSW Government housing authority, housing cooperative group or church group in our area. Interestingly, Hunters Hill makes the Top 10 list as a most socially advantaged area in Australia (Census, 2016).

Housing affordability and attainability are significant social issues for Australia and especially in Sydney, which is the most expensive city to live in the country. Council will need to work with housing providers to ensure social housing opportunities continue to be provided in the area. It will also explore opportunities under the EP&A Act, like SEPPs and any other planning system mechanisms to increase the supply of social housing as part of residential development.

### **Character Statements**

Housing design, scale and bulk, along with streetscapes and view lines, are fundamental shapers of the built urban form and character of Hunters Hill. While there is a focus on housing supply and stock in the GSRP, there is also a need to focus on housing and landscape design to ensure the character is retained and appropriate development takes place, which is the purpose of the LSPS and North District Plan.

Two types of character statements will be prepared, as actions of the LSPS, to capture the essence of these places. One will be for the Heritage Conservation Areas (Heritage Character Statements) and will be approached as a Statement of Heritage Significance, to reinforce the standardised approach to heritage assessments. The other one will be local character statement for lands that are not in a heritage conservation area to give guidance to development proposals on how best they can fit with the established character and make applications to Council and in turn achieve the aims of North District Plan.

In regard to the Local Character Statement, Council will work with DPIE in refining the scope of the Local character statement approach to inform the brief for the project, in the short term.

Council will use the two types of Local Character Statements for the Hunters Hill LGA to guide planning and development decisions e.g. development applications, CSP, and will consider them in the review of Hunters Hill DCP, an action of the LSPS. The statements will be guided by the Department's Local Character Statement Guideline who will also be consulted on their preparation.

### **Health, Well-being, Safe and Inclusive**

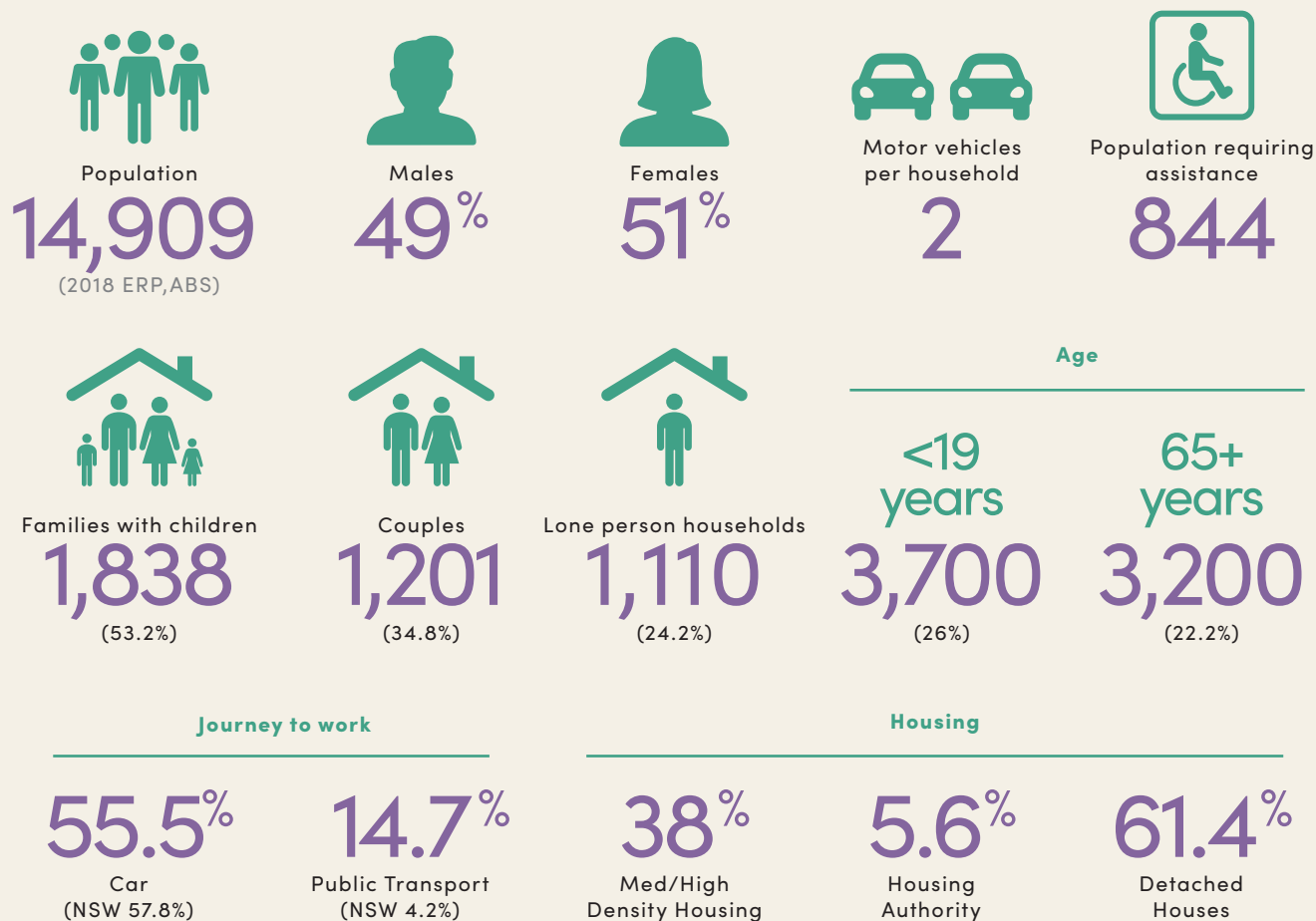
Healthy, safe and inclusive communities are part of the LSPS vision and will be achieved through the placed-based approach to planning and community services delivery, and supporting guidelines like the Crime Prevention Through Environmental Design manual (CPTED). This will improve social connectivity and community participation in our places. Council has helped develop a Social Infrastructure Structure Study for the Northern Sydney Regional Organisation of Council and will implement its commitment progressively.

Council will also work with local community groups like the Henley Community Garden and the Happy Hens to educate the community on community gardens and eating fresh food. In addition we will work with schools to extend the fresh food message as part of healthy life choices and long term wellness as a part placed-based community development. Access to fresh food in the area will be promoted, like markets and supermarkets who choose to have fresh food and organic lines. Notably, there are no well-known big fast food chains located in the LGA.

**FIGURE 5: OUR COMMUNITY**

## Now

(CARS, 2016 data, unless otherwise stated)



## Future (2036)







Hunters Hill



## OUR ECONOMY

Hunters Hill has limited lands for business and employment use. There is 1.2 square kilometres of business and industrial lands out of the total 6 square kilometres of the LGA. Gladesville Town Centre and Hunters Hill Village provide most lands for business, employment, services and community uses in the Business 4 Local Centre zone, with some located on the Sydney Harbour foreshore for the working waterfront.

With limited business, industrial and other urban services and utilities land in the LGA Council is committed to retaining all these lands for employment purposes. See Land Use Zoning Map, earlier in the LSPS.

Hunters Hill has a supporting role in Greater Sydney's productivity, and most of the local workforce are employed in the education industry, food services, health industry, professional services and retail trade.

Local employment opportunities are in Gladesville Town Centre, Hunters Hill Village, Boronia Park Village, Woolwich Corner Village, Garibaldi Village, stand-alone business (e.g. Hunters Hill Bowling Club, Hunters Hill Private Hospital, schools) and in home-based business and on the Sydney Harbour waterfront (e.g. working waterfront – Docks, Harbour Trust, Woolwich Marina). Significantly, 8% of local people work from home.

Most people work outside Hunters Hill in the main metropolitan centres, like Sydney CBD, North Sydney CBD, Parramatta CBD and centres e.g. Chatswood, Macquarie Park, St Leonards, Top Ryde, Eastern Sydney, Rhodes. Of those that travel for work, most travel by car to their workplace, and significantly, 15% use public transport to journey to work. These local trends are above the NSW averages and reflect the community's access to longstanding transport options in the area as no new NSW Government investment in transport options has occurred for some time other than as part of major road corridor projects servicing regional traffic. However, it is likely that public transport services and scheduling could be improved to continue to meet the community's needs in the future across peak and non-peak times.

As the LGA incrementally grows over the next 20 years, Council will focus on managing and advocating for improved mobility and transport, digital access and services and supporting a sustainable business environment. Available and adequate digital access (e.g. telephony and internet connections) to homes and public places will enable businesses and residents to move around with ease as the nature of communicating for work and non-work journeys and trade practises changes.

### *Workforce*

- 35.7% professionals, 23.4% managers
- 4.0% work in hospitals, 3.1% banking, 3.1% in legal services industries

### *Journey to work*

- 55.5% travel in car (NSW 57.8%)
- 14.7% travel by public transport (bus, ferry) (NSW 4.2%)
- 7.8% work from home (NSW 4.8%)

### *Business*

- Restaurant/cafe, supermarkets, hotel, medical/health and allied health services, aged care, office and retail, schools, hospital.

### *Employment lands (pockets)*

- B1 Neighbourhood centre – Boronia Park, Hunters Hill, Garibaldi Inn Corner, Woolwich
- B4 Business – Gladesville, Hunters Hill Village
- In4 Working Waterfront – Woolwich Marina

For example more people can work from home. More sustainable business practise supports business development, growth and innovation in the digital-era e.g. parking options, car fuelling options, public transport. This will help achieve the Greater Sydney vision of being a 30-minutes city.

Car parking is an ongoing issue across Hunters Hill for business, residents and visitors. This is not unique to this area. Council is currently developing a car parking strategy for the LGA for the roads it controls to combat traffic congestion.

Gladesville Town Centre and Hunters Hill Village are the primary locations that offer the most potential for growing a local business and employment base. Boronia Park Village also has potential to grow local business and employment. These three places need to grow with flexible and multifunctional business spaces and infrastructure for the changing and evolving business environment over the next 20 years. This will need to be considered in conjunction with the place based initiatives to develop and grow these two places.

Public lands along Sydney Harbour Foreshore support NSW and international tourism at key event times, like Sydney's New Year's Eve event. Some lands/buildings are leased to business e.g. the Boat House restaurant. Clarke's Point Reserve, Woolwich and Harbour Trust lands are key viewing sites for fireworks. It presents direct event challenges and impacts for Council, with no assistance from Destination NSW and City of Sydney Council. Notwithstanding major event-tourism impacts locally, there is potential to explore a grass-roots lead local tourism experience based on the Woolwich Peninsula around walks and history, heritage and scenic story telling. This will be explored to support local economy and place-based planning activities for centres and villages.

## Mobility and Transport

Mobility and transport helps grow the local economy and supports our workers, local business and our community on a daily basis. Areas that have good public transport choices are likely to have higher standards of living choice and economic activity.

Transport corridors that traverse and service the LGA as well as Greater Sydney are:

<b>Road corridors:</b>	Main roads and arterial roads, including Burns Bay Road, Victoria Road and Pittwater Road.
<b>Bus routes:</b>	Along main roads, arterial and local roads, including Burns Bay Road, Victoria Road, Pittwater Road, Gladesville Road and Ryde Road.
<b>Ferries services (regular):</b>	On Sydney Harbour and Parramatta River.

Hunters Hill is served by arterial road infrastructure and bus services that connect locations in the LGA and the LGA to centres and employment hubs outside the area e.g. Chatswood, Gladesville, North Sydney Macquarie Park. Ryde, St Leonards, Sydney CBD, and West Ryde.

Currently, bus services for travel in the LGA and to Sydney CBD and other parts of the North District would be achieved in 30 minutes, subject to any unforeseen delays e.g. accidents, distance travelled for work, interconnectivity of public transport mode constraints, scheduling of service for all travellers not just peak time travel and congestion on roads.

The Hunters Hill LGA has regular ferry services from some of its wharfs, e.g. Woolwich Wharf, Huntleys Cove. Services are focused on travel to Sydney CBD. There is a need to improve the interconnection of ferries and bus services and explore more use



of ferries. This extends to interconnectivity of ferries and buses to new train services at Chatswood and Macquarie Park to improve cross regional mobility. Council is keen to work with Transport for NSW (TfNSW) to improve bus and ferry timetabling, to ensure TfNSW does not make changes without first consulting, which had been the case in the past and as recently as February 2020.

The State Government's Future Transport 2056 Initiative is its regional strategy, and it is supported by a number of plans to achieve a 40-year vision for the NSW transport system. Victoria Road, Gladesville is earmarked for public transport (bus) improvements and commuters will benefit from the Ferry Fleet Replacement Program including updated services on Parramatta River ferries (0-10 years committed initiatives).

Council will work with Transport for NSW, as an action of the LSPS to progress their delivery of better bus and ferry services, parking on major roads in centres and to contribute to place-based planning outcomes. A balance between arterial road priority for through traffic (vehicles and public transport) and their role in shaping centre usage needs to be addressed as part of the place-based approach to planning of the LSPS. Council will work with Transport for NSW and in particular its Movement and Place team, to progress movement on the roads.

Freight and other delivery movements is increasing with the needs for roads for deliveries to business and homes in centres, industrial and residential areas, from online and over-the-phone purchases. Deliveries

can have an impact on urban amenity including traffic conflict, parking constraints, and noise and disruptions to neighbours, especially with increased residential development prevailing. Transport for NSW will work to find a balance between freight, commuter and other community road users on arterial roads like Victoria Road, Gladesville. Freight impacts on regional roads is managed by TfNSW (i.e. urban freight). As an action of the LSPS, Council will review the Hunters Hill DCP and the future need to cater for service vehicles for business, industrial and residential lands will be considered. In the meantime, any development application that propose development that is likely to generate freight delivery trips will be considered in the assessment of a development application and where necessary via the rangers if a complaint is received.

Walking and cycling are increasingly important alternatives or supplement to private and public transport modes for work and recreational activities. Council is currently reviewing its pedestrian access

management plan for the LGA, to improve active transport options for mobility in the area. The road reserve width and road construction form in the older and heritage conservation areas of Hunters Hill will raise challenges for this plan. Council also has plans to prepare a Cycle Strategy in the medium term of the LSPS, which will be funded by the development Contributions Plan 2020. In this strategy, measures will be considered to support active cycle transport, like the latest research on shared use of pathways and road ways, where traffic speeds can effectively be reduced to support cycling and traffic flow.

## OUR ENVIRONMENT

The lands of Hunters Hill are representative of a modified urban landscape due to European settlement and urban development of the lands. While most of the areas natural vegetation communities have been removed, natural vegetation remnants remain in the area, representing 33 hectares of bushland.

**MAP 10: HUNTERS HILL AND ITS TRANSPORT AND ACCESS**



© Hunter's Hill Council 2019



## Vegetation, Bushland and Landscape

The retention and management of the remnant vegetation and bushland is essential for supporting the flora and fauna that contribute to the biodiversity of the LGA and in turn enhance the amenity of the area.

Hunters Hill has diverse landscapes including open forest, woodland, heath shrub lands and estuarine communities.

Bushland is an important part of Hunters Hill's natural heritage and is valued by locals and visitors alike. Our bushland is also rich with sites of Aboriginal heritage significance (51 Notified Aboriginal sites). Walking trails or tracks are ideal for enjoying bushland in an urban setting. Riverglade Reserve has some walking internal trails, which the community can enjoy and were likely provided under the POM. Boronia Park, is the other key area that has bushland, but no walking trails.

Active transport options in Hunters Hill are poor with Council funding being minimalistic over the years. The LSPS is an opportunity to now progress a walking trails strategy for bushland and pedestrian areas to optimise the enjoyment of outdoor space and to address the active transport directions of the North District Plan e.g. 30 minutes city. A pathway strategy would look at cycle needs and pathways and cyclist connections beyond the LGA and the need to be able to travel beyond the LGA. Council has been contacted by City of Canada Bay Council staff who are keen to work together to ensure connections between our two councils via Gladesville Bridge and beyond into other council areas. This is now included as LSPS measure.

Bushland and riparian land management is important for protecting and ensuring the continued enjoyment of these areas. Due to the small size of bushland remnants in Hunters Hill, any major fire hazard would likely travel along fire paths outside the LGA e.g. Lane Cove National Park, and would only likely occur in extreme bushfire conditions. Bushfire hazard reduction burns to address bushfire risk locally, is undertaken in line with the draft Hunters Hill/Lane Cove/Ryde/Parramatta District Bush Fire Risk Management Plan, in consultation with NSW Fire and Rescue – Sydney Metropolitan. Bushfire hazard reduction burns have not been undertaken in recent times, as the area is not a priority area for NSW Fire and Rescue – Sydney Metropolitan. Bushfire prone land management will be an item for discussion at future meetings of the local Bushfire Committee. See Map: Hunters Hill and its sensitive lands for an idea of the riparian lands and bushfire prone lands in the area.

Maintaining and enhancing vegetation and bushland is a key direction of Council outlined in the CSP. Council manages its vegetation and bushlands via Plans of Management, biodiversity provision

### *Bushlands that are important biodiversity corridors - along & between Lane Cove and Parramatta Rivers:*

- Larger areas: Boronia Park, Buffalo Creek Reserve & Kelly's Bush
- Smaller areas: Ferdinand Street Reserve, Riverglade Reserve & Gladesville Reserve

### *Endangered Ecological Communities listed under the NSW Biodiversity Conservation Act 2016, include:*

- Sydney Turpentine Ironbark Forest
- Coastal Saltmarsh
- Swamp Oak Floodplain Forest
- Sydney Freshwater Wetlands

### *Threatened fauna includes:*

- *Ninox strenua* (Powerful Owl)
- *Pteropus poliocephalus* (Grey-headed Flying-fox)
- *Pseudophryne australis* (Red-crowned Toadlet)

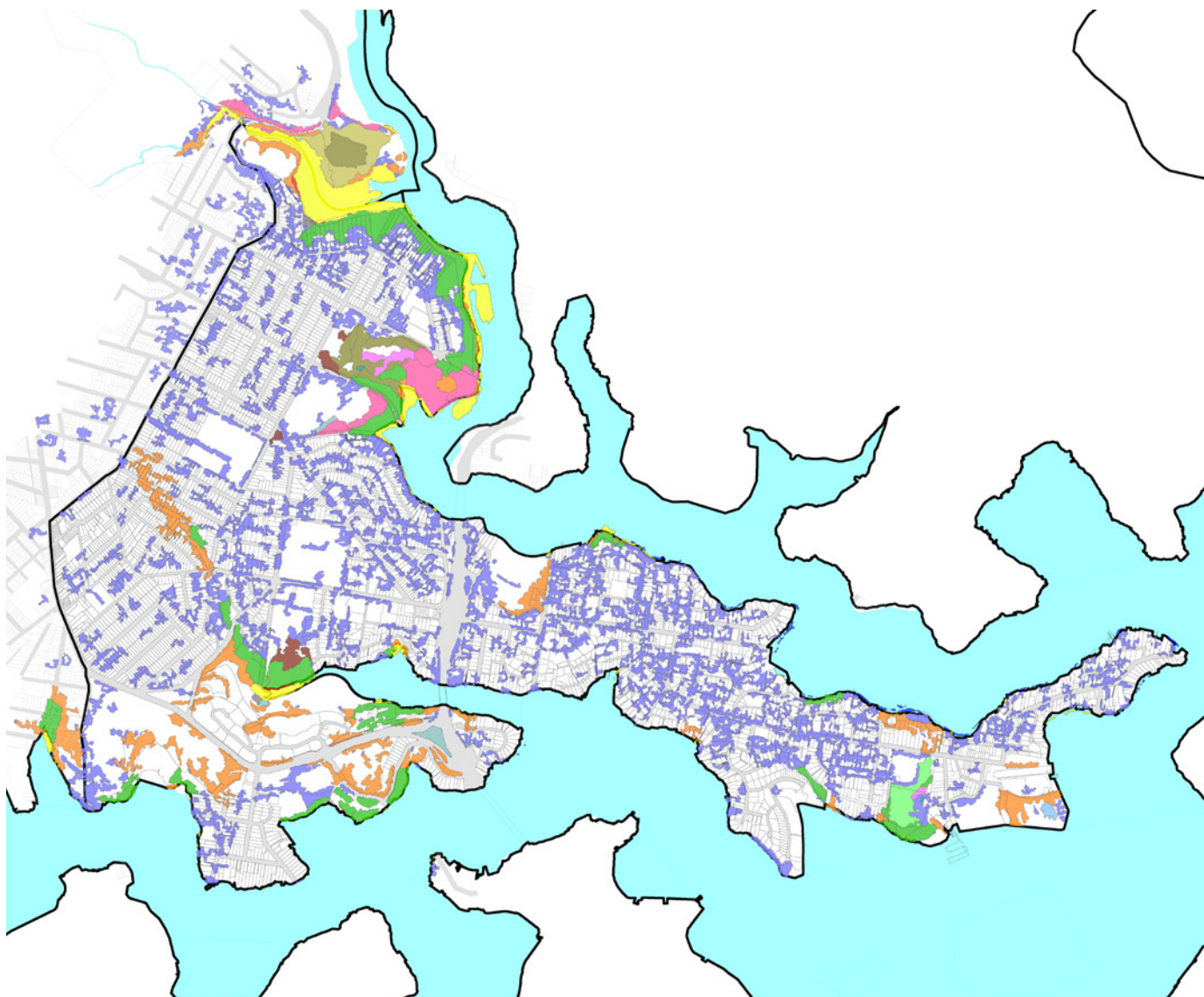
(Biodiversity Conservation Act 2016, amendments 2018), tree permits for street trees and development applications (SEPP non-rural vegetation and local development applications).

Council, as an action of the LSPS is to review Hunters Hill LEP and Hunters Hill DCP. Provisions for vegetation and bushland will be addressed in the review. Attention will be given to management of bushfire prone land and managing fuel loads on public and private lands, in light of the 2019-2020 Christmas/New Year bushfires across NSW, Victoria and other states.





















## Waterways and Foreshores

Hunters Hill has irregular foreshores of two waterways that form part of Sydney Harbour. Sydney Harbour shapes Sydney's identity and therefore it's an important natural asset to the people of Sydney and NSW. Our community and Council have a custodial role to care for our part of the waterways and foreshores of Sydney Harbour. See Map 12: Hunters Hill and its Sensitive Lands for an idea of the irregular foreshore, bushfire prone lands, and ecological sensitive waterways in the area.

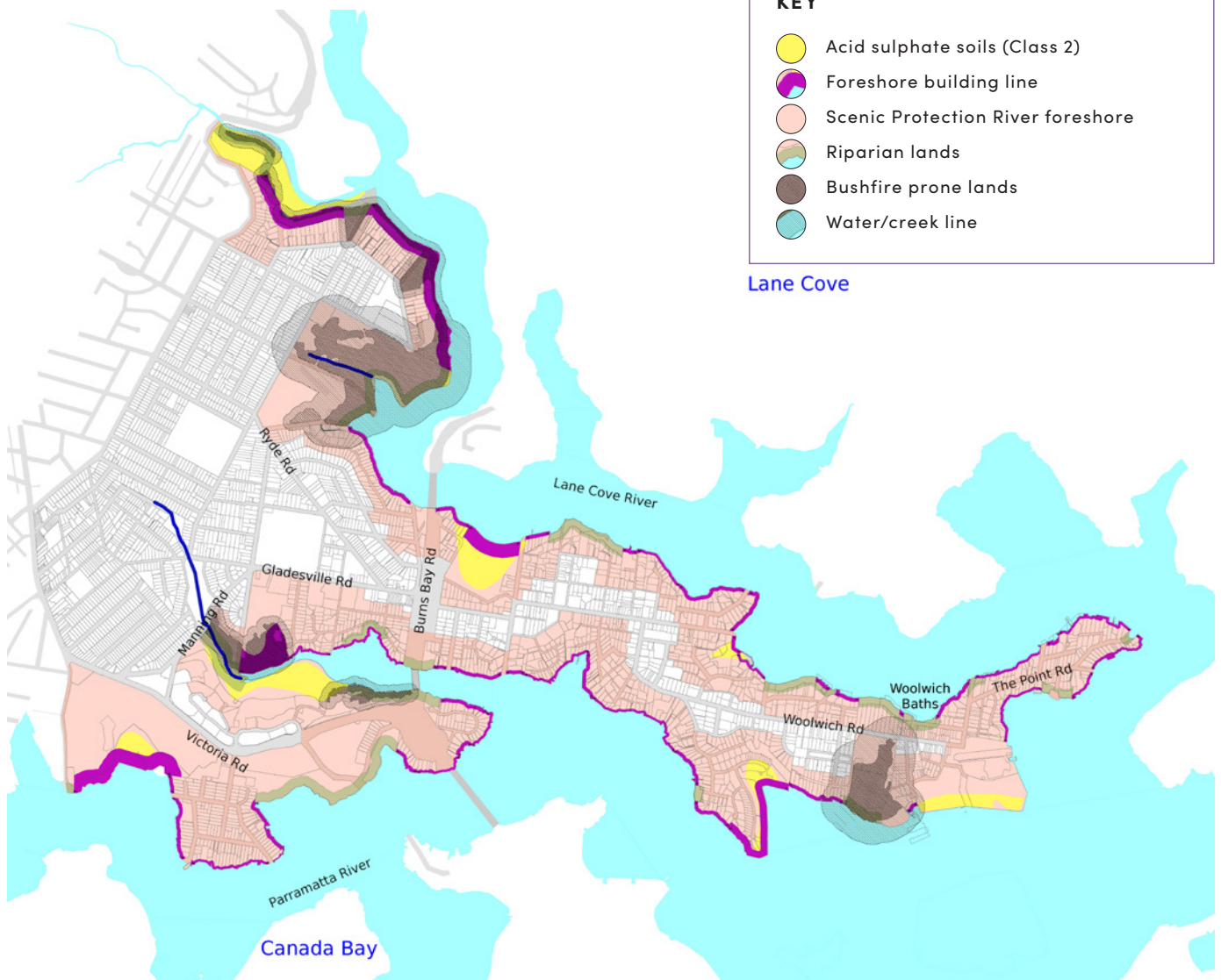
**MAP 11: HUNTERS HILL LOCAL GOVERNMENT AREA AND NATIVE VEGETATION**



**KEY**

	<b>Cleared Vegetation</b>		<b>Estuarine Mangrove Forest</b>
	<b>Plantation Native/Exotic</b>		<b>Estuarine Reedland</b>
	<b>Rock</b>		<b>Estuarine Saltmarsh</b>
	<b>Coast Enri Sandst Dry Forest</b>		<b>Estuarine Swamp Oak Forest</b>
	<b>Coast Sandstone Gully Forest</b>		<b>Hornsby Enri Sand Exp Woodland</b>
	<b>Riverfl Paperbark Swamp Forest</b>		<b>Sydney Turpentine Ironbark Forest</b>
	<b>Coast Headl Banksia Heat</b>		<b>Weeds and Exotics</b>
	<b>Seagrass Meadows</b>		
	<b>Sydney Foresh Shale Forest</b>		
	<b>Undiff Regen Shrubs</b>		
	<b>Urban Exotic/Native</b>		
	<b>Coast Enri Sandstone Moist Forest</b>		
	<b>Coast Sandstone Foreshore Forest</b>		

## MAP 12: HUNTERS HILL AND ITS SENSITIVE LANDS



© Hunter's Hill Council 2019

The LGA has about 17 kilometres of foreshore, being 10 kilometres along Parramatta River and 7 kilometres along Lane Cove River. Both rivers are ecological and recreational resources for residents and visitors. Some of it is working waterfront lands.

Hunters Hill has some high ecological value waterways and water dependant ecosystems according to the Science Division of the DPIE. This includes wetlands and flora and fauna that rely on water sources (including groundwater).

Maintaining and enhancing waterways and marine-scapes is a key direction of Council outlined in the CSP. Council manages its waterways via PoM and special provisions under the EP&A Act. (Part 6) i.e. stormwater, riparian land and adjoining waterways, limiting foreshore areas, controlling development on river fronts areas, controlling and processing tree permits.

Council, as an action of the LSPS is to review Hunters Hill LEP and Hunters Hill DCP. Provisions for waterways will be addressed in the review. Regional planning solutions will be considered.

The foreshores of Hunters Hill also make up the scenic qualities of Hunters Hill. They are protected in provisions of the LEP, via a foreshore building line (15 metres) and a scenic protection line for the riverfront lands (60 metres). They both extend around the shoreline. See Map 12: Hunters Hill and its sensitive lands for an idea of the foreshore and scenic landscape areas of Hunters Hill.

### *Parramatta River*

Parramatta River is one of Australia's most iconic waterways, however the river is under significant pressure as a result of increasing urbanisation.





Parramatta River

Council is an active member of the Parramatta River Catchment Group (PRCG) and is committed to improving and protecting the river and its tributaries and creating new recreation opportunities for the community.

In 2018 the PRCG launched the Parramatta River Masterplan: Ten Steps to a Living River. The Masterplan sets the strategy to achieve the mission to make Parramatta River swimmable again by 2025. Council will incorporate the work of the PRCG into management activities for public lands.

## Open Space and Recreation

Hunters Hill has a network of public open space that is used for recreational purposes on a daily basis, including parks, reserves, walkways and associated facilities. Our open space is about 50 square metres per capita. Most of our open spaces have foreshore frontages.

Council's recreational open space sites include:

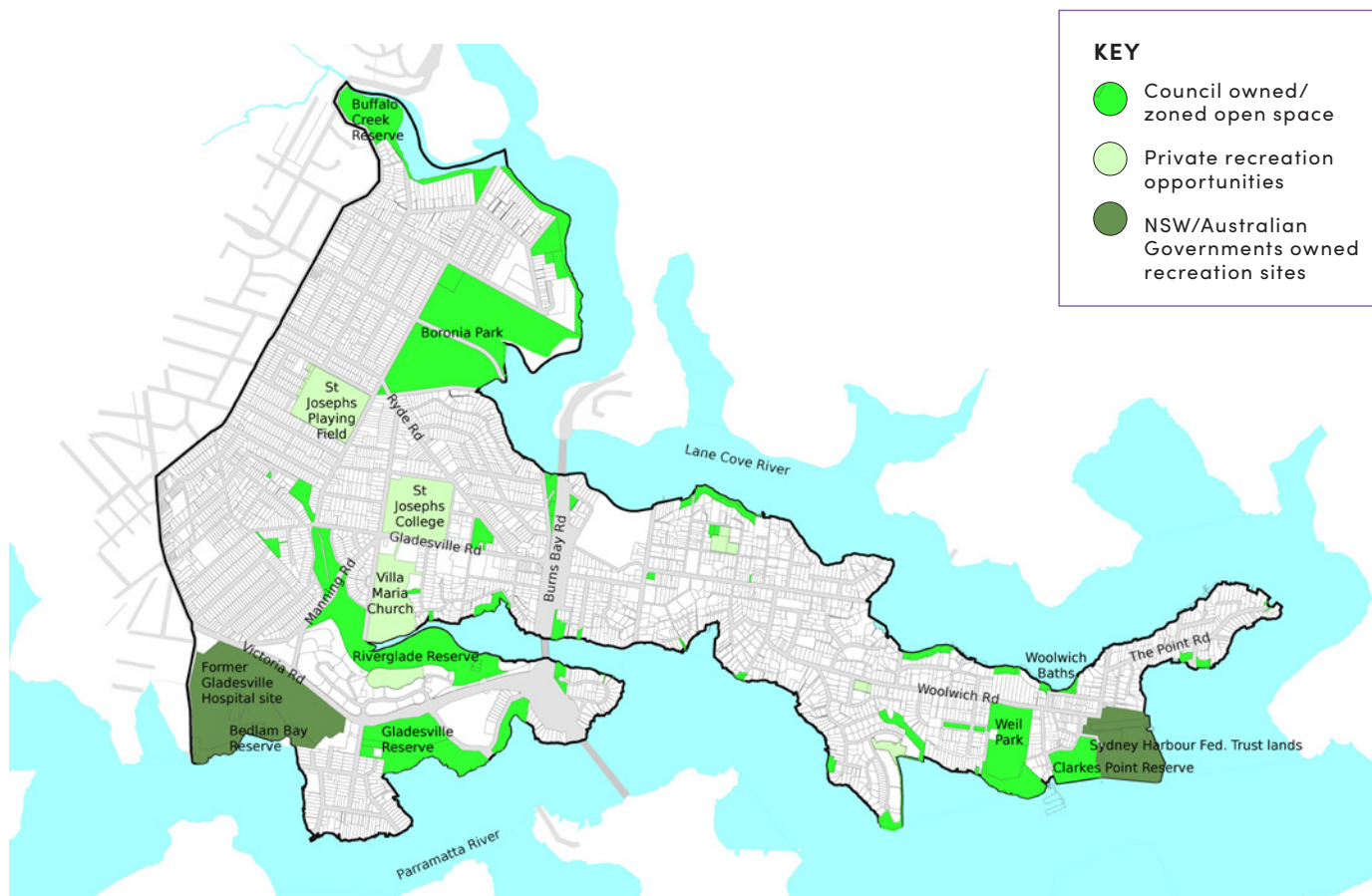
- Boronia Park
- Weil Park
- Clarkes Point Reserve
- Buffalo Creek Reserve
- Gladesville Reserve
- Riverglade Reserve
- Tarban Creek Reserve
- Parramatta River Regional Park (leased from NPWS)
- Woolwich Baths
- Trails for walking and cycling (limited)



Bedlam Bay,  
Gladesville



**MAP 13: HUNTERS HILL AND ITS RECREATION**



**MAP 14: HUNTERS HILL AND SYDNEY'S GREEN GRID (NSW GOVERNMENT ARCHITECTS OFFICE)**



There are a number of private recreational facilities attached to schools and the Hunters Hill Private Hospital, like swimming pools, sports halls and sporting fields, which might be made available to the general public to optimise the use of all recreational facilities in the area. As an action of the LSPS, Council is to explore community access to private recreational spaces, to optimise use of any open space as a recreational offering in the area.

Council is currently in the process of reviewing and updating PoMs for Boronia Park and Riverglade Reserve.

Goat Paddock and Horse Paddock, near the Woolwich Dock and Parklands, is a public local recreational facility managed by Council, which attracts regional recreational traffic.

There is little opportunity to provide new public open space for any population increase in the LGA, resulting from new development. Hence, there is a need to ensure all local public open spaces and recreational opportunities are optimised, including accessibility private recreational facilities through shared use management arrangements and exploring innovative ways to optimise usage. Council will also work towards implementing the recommendations of the Northern Sydney Regional Organisation of Council's Recreational Plan and progressing the associated Regional Sports Field Strategy. It is noted that Council is being approached about use of our recreational space for outside the LGA users, which puts additional pressure on our recreational areas for our own residents.

The management of Council's open spaces, recreational areas and bushlands are addressed in PoMs prepared under the LGov Act. Council is in the process of reviewing these plans.

Bedlam Bay is a recreational area owned by the NSW National Parks and Wildlife Service (NPWS) and is part of the Parramatta River Masterplan. Council leases Bedlam Bay for recreational uses, community purpose and for the management of the nearby bushland. The sporting field is used for limited football (soccer) in winter and cricket training in summer. Council will work with NPWS to ensure the recreational use of Bedlam Bay meets community expectations locally and more broadly. The adjacent Former Gladesville Hospital site, owned by NSW Health may also present recreation opportunities for the community, when it's eventually repurposed.

The Sydney Green Grid by the NSW Government Architects office, identifies high level Green Grid Corridors across Greater Sydney. There are no priority green grid layers for Hunters Hill in the North District Green Grid. However, linkage opportunities to Lane Cove River and Lane Cove National Park should be explored with Lane Cove Council and City of Ryde Council, which are indicatively shown on the Green Grid.

### **Woolwich Dock and Parklands**

The Harbour Trust manages a number of unique sites (public parklands) around Sydney Harbour, with significant heritage and environmental values. Since the Trust was created in 2001 it has been progressing the renewal of its parklands and making the parklands places to be enjoyed by all ages and abilities with a wide range of tastes within the Australian community. To achieve this the Harbour Trust has prepared a draft Recreational Strategy (2019) to guide its management of sites.

The Woolwich Dock and Parklands precinct, is a Harbour Trust site in our LGA. This site is bound by the harbour and Gale Street, Franki Avenue, Edgecliff Road, Alfred Street and Margaret Street, Woolwich. Clarke's Point Reserve is adjacent to the precinct (council owned). The precinct includes recreational facilities being open space/dog walking areas, walking areas, picnic areas, lookouts and boat ramps.

While the Harbour Trust has a broader community recreational vision for the Woolwich Docks and Parklands, it is also a place for community recreational activities by our residents and visitors to our area. The broader recreational use of the site has an impact on Council services and activities, in terms of access, roads and traffic and parking management along with open space and waste management. The annual New Year's Eve event on the site is a major event which has a significant impact locally.

The Harbour Trust's draft Recreational Strategy (2019) includes an action plan with specific actions for Woolwich Dock and Parklands. Council will continue to work with the Harbour Trust to ensure the recreational use of the Woolwich Docks and Parklands meets community expectations locally and more broadly.

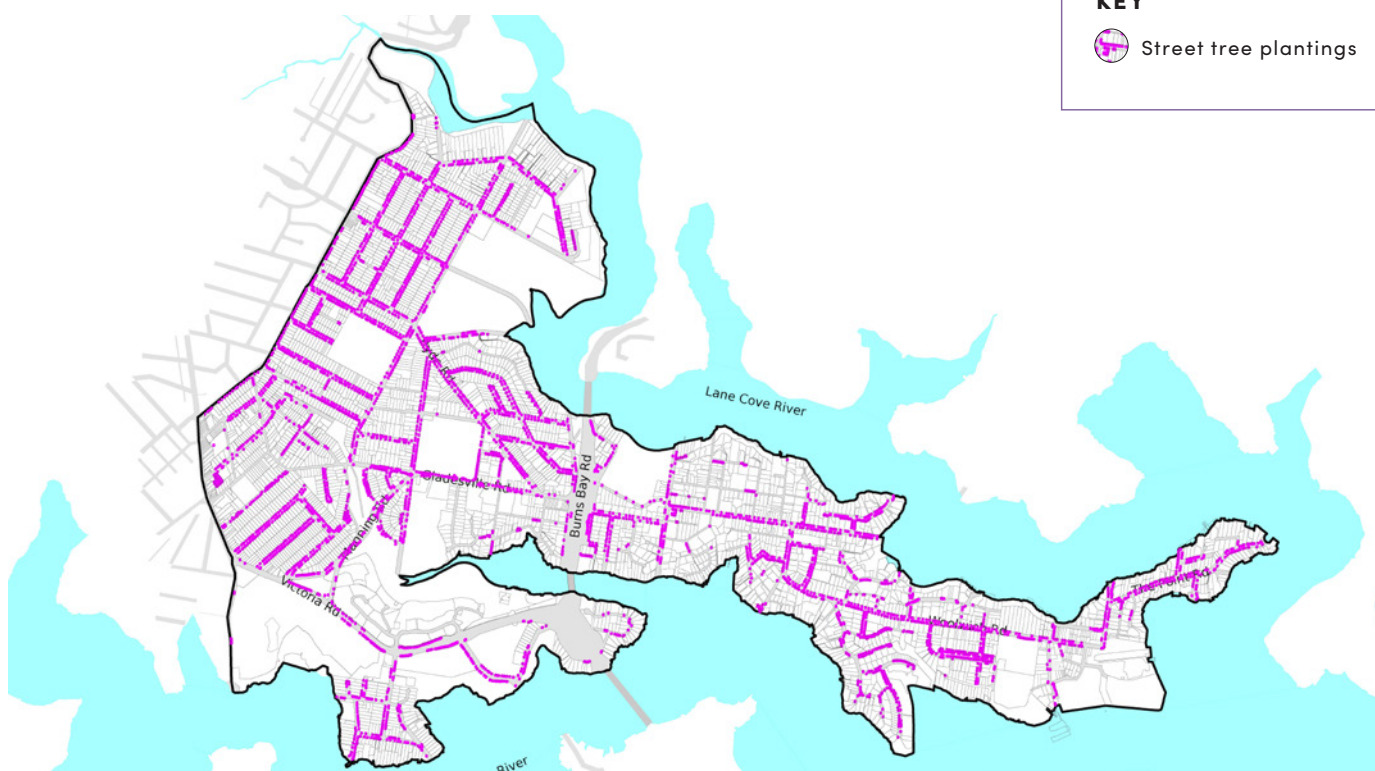


Woolwich looking towards North Sydney





**MAP 15: HUNTERS HILL AND ITS STREET TREES**



© Hunter's Hill Council 2019

### Trees and Urban Tree Canopy

Hunters Hill predominant tree cover forms an integral part of the character of the Hunters Hill LGA, both in the bushland and urban setting of our garden-suburb. In the urban setting this is made up of street trees, which number about 5,500 in Hunters Hill. The expansion and retention of the street canopy is a long standing initiative of Council, which predates efforts of the Green Grid.

Trees are of vital importance in improving the visual quality of an area, sustainability of the environment and the health and wellbeing of residents. Trees are needed for maintaining the health of our lands and our living environment and are essential in providing shade to cool lands and cool people and to help prevent cancers. They breathe, grow and reproduce, protect soil and water supplies, and provide habitat and food for wildlife (birds, animals and insect species).

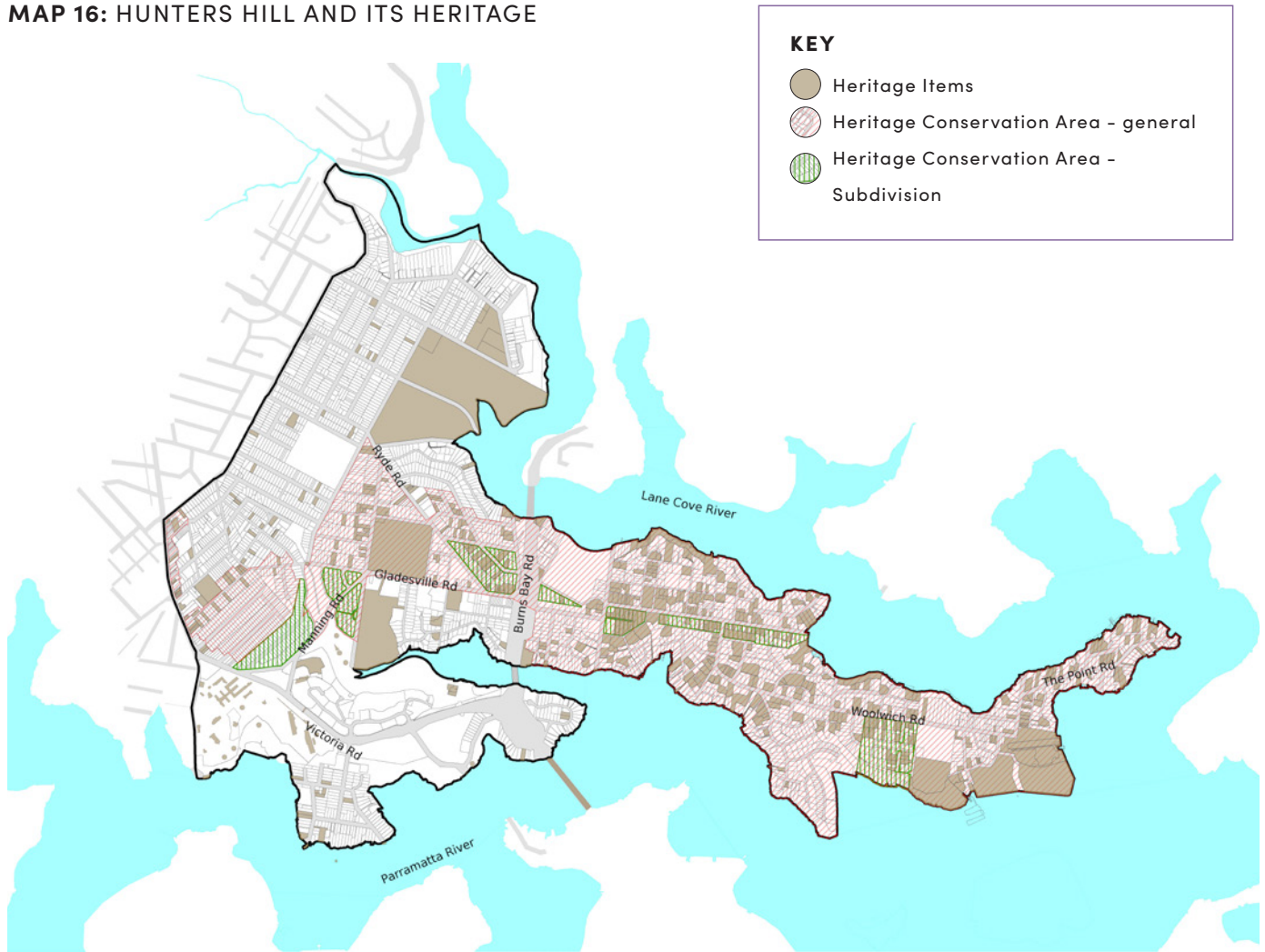
Council is dedicated to preserving the environmental qualities and conservation value of our trees and vegetation which are significant to the character of Hunters Hill. Council manages tree matters via PoMs, the provision of Hunters Hill LEP and Hunters Hill DCP and tree permits. Council's practise for tree permits is to require an applicant to replace a removed tree with like for like or similar to similar. This approach should now be formalised into a Council policy that considers asset and sustainability.

### Urban Trees

- Act as bushland corridors linking core bushland.
- Act to reduce the effects of sunlight, summer heat, reflection, pollution, humidity, wind, glare, refraction and noise.
- Act as the "lungs of the earth" taking in carbon dioxide and producing oxygen, thus filtering the air, and reducing airborne pollution.
- Over 5,500 street trees in Hunters Hill.
- Council has a Significant Tree Register which is a mix of private (or shared ownership) and street trees. There are a over 50 listings on the register. The STR is due for review in 2022.

**Council manages trees within the municipality through tree permits and tree development applications.**

## MAP 16: HUNTERS HILL AND ITS HERITAGE



© Hunter's Hill Council 2019

### Heritage

Hunters Hill is rich in cultural and natural heritage. This significance represents both pre and post European settlement, and has been recognised by the National Trust, the Heritage Council of NSW and the Australian Heritage Commission. Hunters Hill is recognised as Australia's oldest garden suburb, with 33 hectares of bushland.

The area known as Hunters Hill today was part of the lands of the Wallumedegal people. Their lands covered an area from Burramatta (Parramatta) to the meeting of the Parramatta River and the Lane Cove Rivers. The name derives from the Aboriginal words associated with 'place' and 'water'. The totem of the Wallumedegal people is the snapper fish.

Aboriginal and Torres Strait Islander People called what we know as the Woolwich Dock, 'Moocooboola' or 'the meeting of the rivers', since the peninsular overlooks the junction of the Lane Cove River and the Parramatta River.

The forest and woodland that covered the peninsular is now mostly cleared. The remnant bushland of Kelly's Bush includes evidence of native vegetation and Aboriginal and Torres Strait Islander People artefacts. Remnants of native vegetation can also be seen along Parramatta River e.g. Aboriginal middens.

European presence in Hunters Hill dates to the early NSW colony, with land grants. Mary Reiby, was an early receiver of land grants and property was known as 'Figtree Farm' (Hunters Hill/Boronia Park). The Clarke family were granted land in the eastern part of Hunters Hill, now Woolwich, in 1835. Lands in the north-western part of the LGA, (around Boronia Park) were part of the Field of Mars Common and today are part of the Great North Walk.

Land was cleared for cultivation, housing and for waterfront activities at Woolwich (wharf, dock, ship building), which played an important role in Australia's contribution to the two world wars.



The majority of the LGA is recognised for its heritage significance (over 70% falls within conservation areas). There are 515 local Heritage Items and seven conservation areas listed in the Hunters Hill LEP. Hunters Hill has 9 State Heritage Items.

These heritage items embody the European history of Hunters Hill and include buildings, houses, public institutions, escarpment terraces, gardens, wharfs and wharf remains, taverns/hotels, shops, punt ramps, the Hunters Hill Town Hall, sites of former buildings and works, remains of former buildings and uses, parks, stone walls, trees and schools.

Places of significance to Aboriginal and Torres Strait Islander People are not listed the same way that European heritage items are. Rather, consultation is required with the Local Aboriginal Land Council, any traditional owners group and the Office of Environment and Heritage on matters that they may have an interest in or affect their connection to culture and country. There are 51 Recorded Aboriginal Sites.

Council is dedicated to preserving the heritage of the area as it is fundamental to the local character of the area. Council manages heritage and conservation areas via the heritage conservation provision of the Heritage, State Planning Policies, the LEP and DCP for lands that require development consent, and via management plans for public lands.

Council, as an action of the LSPS, will review and update its heritage program and prepare local character statements. A challenge is that statement of significances don't exist for all properties and former heritage studies, reports and strategies have not been updated for some time. This action will be addressed with the review of the LEP and the DCP. The Office of Environment and Heritage's submission to the LSPS was supportive of heritage character statements for our conservation areas, to help conserve our local character and values.

### **Contaminated Land - 7 to 11 Nelson Parade, Hunters Hill**

Number 7 to 11 Nelson Parade, Hunters Hill is owned by the NSW Government. This property was previously privately owned and used for industrial land use, which has resulted in soils along the foreshore area of the property containing contaminated material.

The remediation of the site is the responsibility of the NSW Government. A report on the cleanup of the site, including a remediation action plan, is with the Department. The Department is to further liaise with residents and Council about remediation of the property.

Council has resolved a similar position that all contaminants be removed from Nelson Parade. The challenge will be to ensure the Department supports the resident's position as their only viable option. Council will continue to advocate for the Department to progress a resolution to the matter.

Council acknowledges the soil contamination of the property and arising issues and is of the position that it should be fully remediated and decontaminated by removal of all contaminated material from Nelson Parade on sustainable land management and health grounds and to preserve our environment.

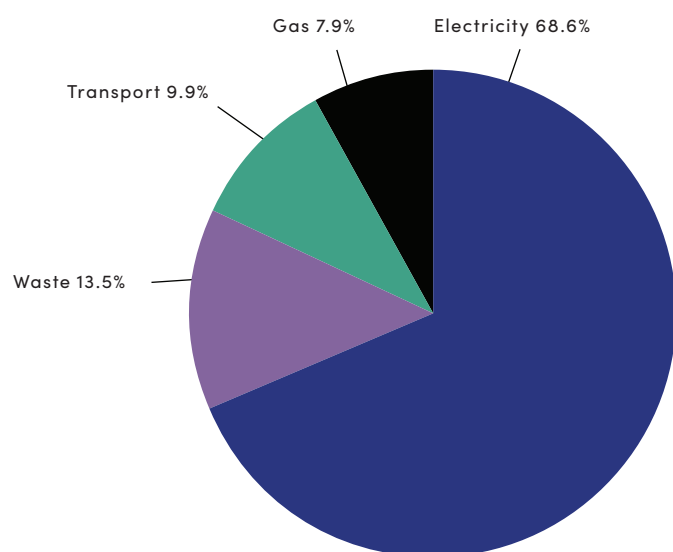
On a similar issue, Council does not support the intensification of land uses in areas subject to urban hazards (defined under a planning instrument), and looks to the NSW Government to take the same position for any potential matters before Council.

### **Sustainability, Climate Change and Resilience**

In Hunters Hill, waste is generated in homes, at workplaces, in business, in venues and events and during the building process for new buildings and infrastructure. Council has in place waste management controls in the DCP to address building waste and operational procedure or building works on public lands. Since dwelling construction is low, Council can focus on waste education in home and in business as part of its waste management approach. Council's Waste Education Officer, shared with Lane Cove Council, prepares campaigns to help educate the community about waste avoidance and minimise action. Within Council, its adopted Sustainability Policy identifies and develops processes that will enable the integration of environmentally sustainable practices into the day-to-day activities and operations of Council and the community. With this policy, the Works and Services team, can explore the purchase of more sustainable materials and the like. The challenge will be to take sustainable work practise to the next level in procurement practice.

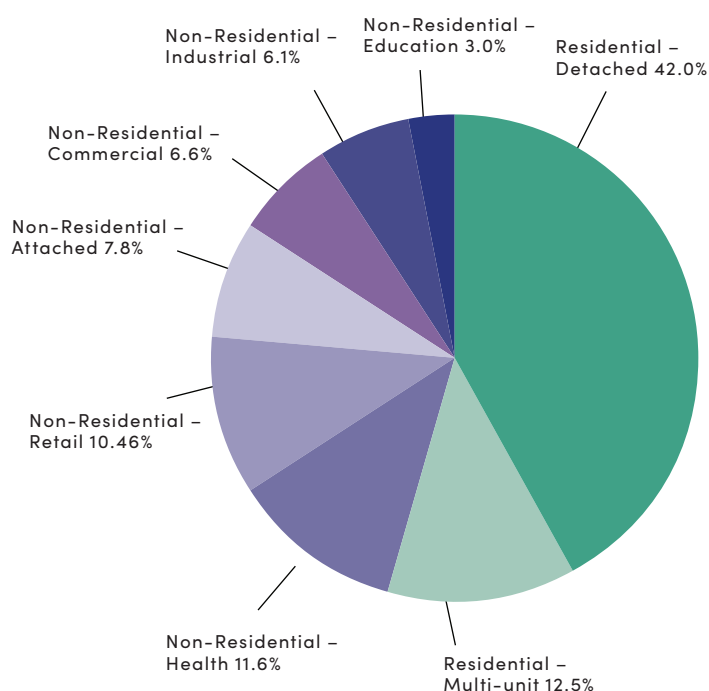


**FIGURE 6: HUNTERS HILL LGA: ALL EMISSIONS BY SOURCE FOR 2016/17 (scopes 1+2+3)**



Source: Resilient Sydney Platform – [www.resilientsydney.com.au](http://www.resilientsydney.com.au)

**FIGURE 7: ALL ENERGY USE BY SECTOR IN HUNTERS HILL LGA FOR 2016/17**



Source: Resilient Sydney Platform – [www.resilientsydney.com.au](http://www.resilientsydney.com.au)

There is no waste transfer facility in the LGA and Council is working with NSROC on a regional solution for waste and recycling.

The effects of climate change are felt at every level and it is important that all parties now take steps to improve our environmental foot print. Climate change represents a significant potential risk to the environment, health (i.e. people, animals, water, soil, vegetation) and property. At the local level, physical environmental changes include sea level rise, shifted tidal, rainfall and weather patterns, increased flooding, vegetation decline and increased hotter days. Climate change and Green House Gas Emissions rank as pressing issues facing our world and our local community, including how we will and should live in the future. It is a top management matter for Council, as reflected in the CSP.

Adapt NSW indicates the following Climate Change data for Metropolitan Sydney (on average) across the area which experiences different climatic conditions:

- Maximum temperatures are likely to increase by 0.3-1.0c to 1.6-2.5c in the near future.
- Minimum temperatures are likely to increase by 0.4-0.8c to 1-2.5c in the near future.
- The number of hot days will increase and cold will decrease.
- Rainfall is likely to decrease in spring and winter but increase in summer and autumn.
- The Forest Fire Danger Index predicts that both average and severe fire weather will increase in spring and summer/spring (respectively) by 2070.

A report prepared for the GSC by Kinesis, in conjunction with Resilient Sydney gathered technical evidence on how land use, transport and infrastructure planning can help reduce greenhouse emissions. Moving towards reduced greenhouse emission at all levels, can help our community contribute to broader scale objectives to meet net-zero emissions by 2050 (NSW Government). Air quality is affected by natural and human induced emissions. The Kinesis Report provides a snapshot on the source points and consumption points for greenhouse emissions and hence what could be targeted in practice and policy.

For Hunters Hill LGA:

- Electricity is the greatest source of emission, being 68.6% of total energy use. The next was waste at 13.5%.
- Residential – detached housing are the greatest energy users at 42.0%, followed by Residential – multi units at 12.5%.

These results are expected for the area, which is residential in nature, with very little business or industrial land and with a lot of houses built in older housing styles that have not been built with energy efficiency in mind.

The Kinesis Report also developed an Emissions Reduction Pathway that indicated a potential reduction in greenhouse emissions of 34% by 2036 for the Hunters Hill LGA could be achieved by taking actions on land use, transport and infrastructure. That is in our case, building better residential buildings with better energy ratings, using building renewables, retro fitting older buildings, and making less individual car trips (e.g. working from home, carpooling, alternate vehicles) and diverting waste.

Council has taken initial steps to start addressing climate change with making the business decision to use less energy in the work place and for projects e.g. LED lights, more efficient air conditioning, promotions in the community and deciding to review all development controls in the DCP, which is an action of the LSPS. Bolder steps could be taken with asset management and procurement processes and engaging stakeholders. i.e. an older buildings program working with key land holders to retro fit older buildings e.g. NSW Housing.

## OUR INFRASTRUCTURE

The local infrastructure needs of the community will be met by optimising and adapting the existing local infrastructure in the LGA and progressing access to third party owned social infrastructure like swimming pools, gyms, gardens and parks. This is an action of the LSPS. A challenge for Council is that community facilities are at least thirty years old and may not meet modern event space needs nor be maintained well. In the LGA the following social infrastructure facilities are provided:

- Fairland Hall
- Gladesville Community Centre
- Gladesville Occasional Child Care Centre (space and third party run)
- Henley Community Centre
- Hunters Hill Town Hall
- Library (from 2020)

Infrastructure priorities being addressed now are:

- The need for a library service in the area. Council has established a shared service arrangement with Lane Cove Council and is exploring a library footprint in Hunters Hill Village with activities starting from March 2020. This will address a priority infrastructure need in 2020, as Council transition from one service provision (another council) to Lane Cove Council.

- Maintenance and repairs to Henley Community Centre, Fairland Hall and Gladesville Occasional Child Care Centre, to address urgent building repairs and maintenance matters. These occur in small windows of opportunity as the facilities are used on a regular basis
- Upgrade works to Hunters Hill Town Hall to improve event spaces and amenities and to improve separation between administration duties and the hall, to enable the space to be used and hired on a more regular basis by the community.
- Works to recreational facilities to keep parks, reserves and fields open and available for users.

Along with the above priorities, Council is undertaking a social infrastructure needs assessment and participating in a regional social infrastructure needs assessment with NSROC. Refer to the Council's management for full details on planned and budget works for the year.

Social infrastructure provided by Council will need to service as venues for cultural pursuits, including centres, halls and public spaces. The challenge will be to meet the requests for cultural spaces and interest in outdoor event spaces on public lands and public roads. Council is currently reviewing plans of management for parks and will need to consider ways third parties might be able to use certain public lands for cultural activities.

Council will work with the NSW Government to ensure State infrastructure is upgraded and supplied in a timely manner and associated services meet community needs along with regional travel needs in the case of transport. Council will also work with the NSW Government to improve bus and ferry services, road access and parking arrangements in the LGA.

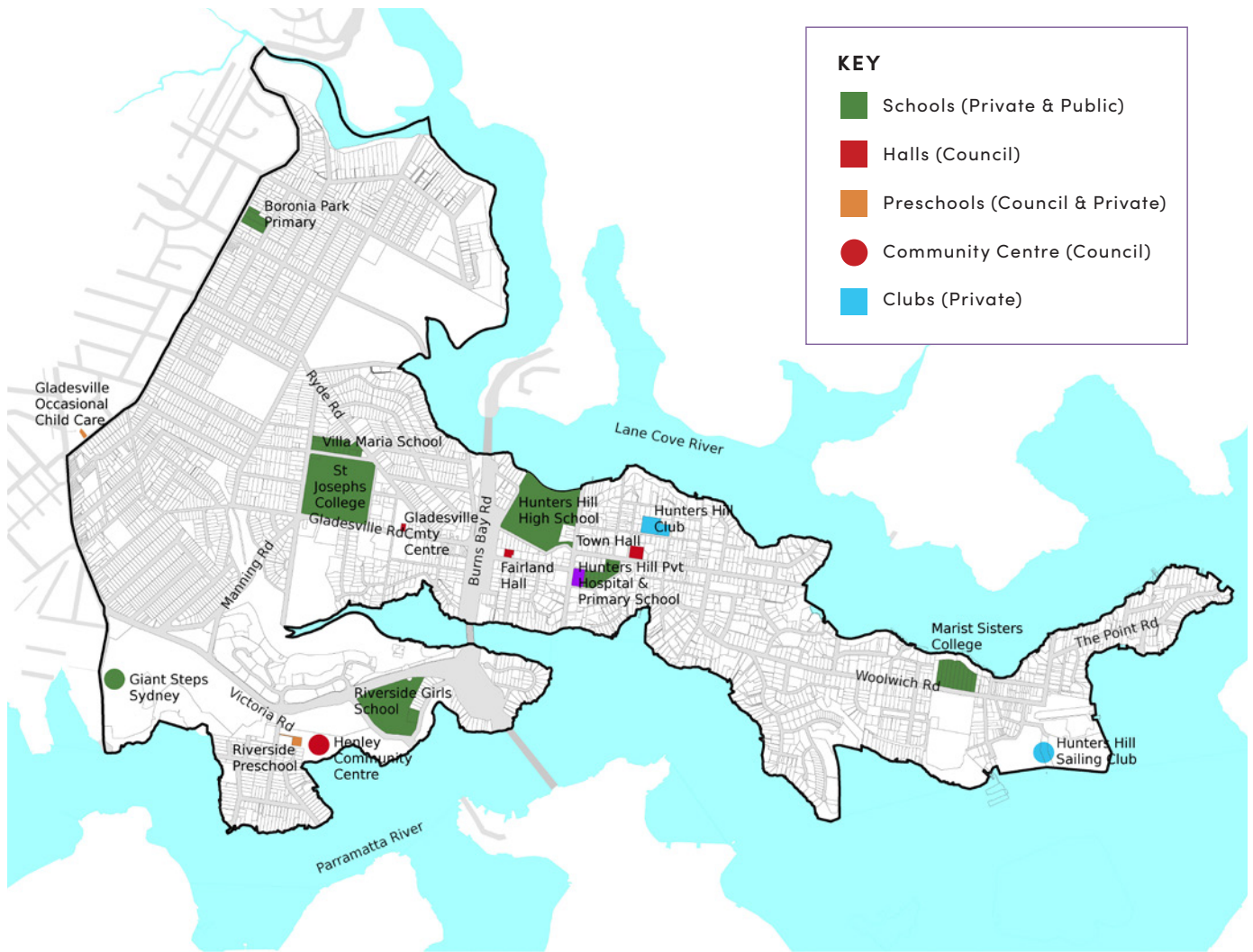
Schools infrastructure in the LGA includes:

- Hunters Hill Public School
- Boronia Park Public School
- Villa Maria Primary School
- Riverside Girls High School
- Hunters Hill High School
- St Joseph's College
- Marist Sisters College
- Giant Steps Sydney School

There is a range of local community services available in the LGA, which are provided mainly by Sydney Community Services, a local not-for-profit organisation that services the Hunters Hill and Lane Cove areas. It provides services for aged and people living with a disability, including social activities, gardening, home nursing, podiatry, community care advisory, home delivered meals, home modifications and maintenance, flexible respite, carers support,



## MAP 17: HUNTERS HILL AND ITS SOCIAL INFRASTRUCTURE



© Hunter's Hill Council 2019

linen service, shopping services, community and engagement programs, medical transport and assistance in daily life. The importance of such services are recognised with planning for an ageing population and responding to the needs of people who may be living with a disability.

## OUR CONSULTATION

The focus of community consultation was the public exhibition of the draft LSPS, which occurred from 16 September 2019 to 25 October 2019. Twenty five submissions were received from individuals, groups, organisations and NSW Government agencies. These submissions have informed finalising the LSPS. Refer to the Council report of 24 February 2020 when it considered the submissions to the exhibition of the LSPS for information.

The LSPS's public exhibition was based on Council's Community Engagement Strategy and the exhibited draft Community Participation Plan.

Appendix 1 provides an overview of the CSP Consultation findings undertaken prior to the LSPS, but which informed the development of the draft LSPS vision.

Appendix 2 outlines the LSPS Consultation Program.

Appendix 3 provides background to the development of the LSPS 20 year vision.

Appendix 4 shows the Gladesville Town Centre planning studies undertaken to date.

## FUTURE OPPORTUNITIES FOR OUR PLACE

The overview of our community, economy, environment and infrastructure highlights the characteristics and trends occurring in Hunters Hill. In responding to the trends or challenges, opportunities are identified to inform the LSPS.

**FIGURE 8: FUTURE OPPORTUNITIES**

*Population & Housing*



### A slow growing population

Only an additional 150 new dwellings needed over the next two five year dwelling forecast periods (2016-20, 2021-2016).



### A changing population with social needs

An ageing population with significant younger and older people and more people with disabilities.



### Changing household types that are smaller

More couple and lone person households, alongside family households.

**Our opportunity** is to plan for housing that is well designed and provides choice in housing options for different stages of life, social needs and household types. With a slow growing population, we can focus on strengthening our communities, village feel and built character and heritage of our places.

*Environment*



### Character and cultural heritage that is valued

Care of the natural and garden-suburb character, Aboriginal and Torres Strait Island heritage and European heritage.



### A diverse landscape and waterways that are valued

Care of remnant bushland and habitat, waterways, open space and recreational areas that meet community aspiration.



### Adapting to climate change

Preparing our place and people for changes in weather patterns by improving infrastructure capability.

**Our opportunity** is to plan and manage our biodiversity resources and built assets in sustainable ways.

*Access & Transport*



### Managing traffic and congestion

People use cars for getting to work and non-work trips they make within and outside the area.



### Improving public transport service options

People use public transport for getting to work at a rate well above the NSW average. Improving service timetables and links for work and non-work trips will improve access for all.



### Improving people-powered transport

Cycle ways and walking pathways make centres more accessible.

**Our opportunity** is to plan and manage our infrastructure better and to work with the NSW Government to improve regional roads access and contribution to centres as places and public transport services.

*Economy*



### Digital communication

Currency of telecommunications infrastructure is essential for business start-up/growth/survival in centres and for working from home business and employment, along with health care services.



### Improving local employment

Preparing our place, people and employers for change in jobs and for emerging jobs to diversify employment options.

**Our opportunity** is to address fast broadband and telephony services for all properties with the Australian Government and to plan for and understand trends in industry, small business and employment.





Woolwich Road, Woolwich



# OUR 20 YEAR VISION

## HUNTERS HILL VISION

The future vision for land use planning of the Hunters Hill LGA by 2040 is:

**The Municipality of Hunters Hill is home to a diverse and engaged community who value and protect its heritage, green landscape, bushland, biodiversity and waterways, while taking the lead in its own future.**

**Empowered by its community, Hunters Hill will be a well-managed inner-city suburban area; a place enriched with inspiration and pride; where the built and natural environment showcase the embracing of heritage values, carefully-planned progress, innovation, inclusiveness, connectivity and resilience.**

**Hunters Hill will retain its predominantly low-scale residential setting, nestled in a green tree canopy. New life will be given to the Gladesville Town Centre and the former Gladesville Hospital site for the benefit of the community. The village centres will be revitalised, enhancing their distinctive character.**

Hunters Hill is a residential area that experiences incremental and steady population and housing growth. It is an established urban area, with limited lands (new or recycled lands) available for population, housing and business and employment growth.

Hunters Hill is a long-standing desirable place to live, with its garden-suburb character, architectural, waterfront and heritage values with a village and pedestrian feel.

Our community expects Council to protect the natural, environmental and built attributes of Hunters Hill by managing development through good design to retain our character. There is also a need to ensure

housing diversity to enable ageing in place as our community ages and also look for opportunities to enable affordable housing for those from a range of income levels. It also expects Council to care, manage and renew its public assets and key places and centres and to work with the NSW Government to improve its services to the area and others to improve design quality in the area. It also expects trees and natural vegetation to be protected, open space managed and that access options are provided to connect us to Greater Sydney.

A vibrant Hunters Hill is the goal for the area in 2040.

## OUR PLACE VILLAGES AND VISIONS

There are five local precincts or places in the Hunters Hill LGA that are the focus for Council's initiatives under the LSPS:

- Gladesville Town Centre
- Hunters Hill Village
- Boronia Park Village
- Woolwich Corner Village/Garibaldi Village
- Gladesville Hospital Precinct

The Gladesville Hospital Precinct is a place that stands alone from the Gladesville Town Centre and is focused on the former Gladesville Hospital Site. The future vision for the precinct is to be guided by an integrated planning and place-making approach to activate the hospital site in harmony with nearby precinct lands.

The future vision for land use planning in these places is outlined in the following sections. The growth and change in the town centre and villages will be guided by the following direction:

**A focus for 'place-making' enabling growth and change to activate these places for people and business, while protecting their character and heritage.**

## Goal

The centres will be developed as mixed-use service centres that are accessible and connected with a quality public domain and streetscape.

## Place-making

A placed-based approach to planning and management of these precincts has been adopted and is a feature of the District Plan. This approach to planning involves community and business participation to set a place vision and then activate the place to live work and recreate.

The approach also involves Council focusing its infrastructure and works programs around the place approach and working with the other two spheres of government and stakeholders to deliver better places.

## Place-making journey

Council's place-making approach to developing and enhancing our centres was instigated under the CSP

and its associated 'Your Place' Precinct Meetings conducted in five key community precincts between October and December 2018.

Council also undertook 'place analysis' work (community's aspirations and values for precincts - unique history, character and usage) for the four centres across the precincts between March and September 2019 to guide future planning and development matters in the centres so that the community's values and expectations are taken into account in working towards our 20 year vision and each individual centre vision.

The ongoing place-making approach to evolving the centres of Hunters Hill will be supported by:

- Hunters Hill Village Main Street Committee and Gladesville Main Street Committee involvement.
- Council's Precinct Meetings program (part of CSP implementation).
- Council's 'Out and About' program.





# GLADESVILLE TOWN CENTRE

## *In the suburb of Gladesville*

### **Vision**

Gladesville Town Centre will be a renewed and revitalised, mixed-use urban centre. It will be the primary centre and commercial hub for the wider area, providing a full range of retail services and entertainment to the community.

The Town Centre will offer a modern, convenient environment that respects the past and where people will love to be. It will have high quality mid-rise apartment living, meeting a range of housing needs. It will be a desirable and sustainable place to live.

The focal point of the Centre will be a renewed Gladesville Shopping Centre and public spaces between Massey Street and Cowell Street. The redevelopment of the shopping centre with increased commercial space and residential apartments in well-designed buildings will be the catalyst for renewal, place-making and urban design outcomes throughout the broader Gladesville centre.

Gladesville will have well managed traffic and parking, good public transport services and improved pedestrian links. Pedestrian scale and amenity will be maintained in our streets and landscaping, seating and paving will be enhanced. Sites will be consolidated to limit vehicular crossings over footpaths, shops will continue to provide a traditional fine grain presentation to Victoria Road and there will be appropriate transition to the surrounding residential area.

Gladesville will be economically successful and offer a range of social, community, business and employment opportunities.

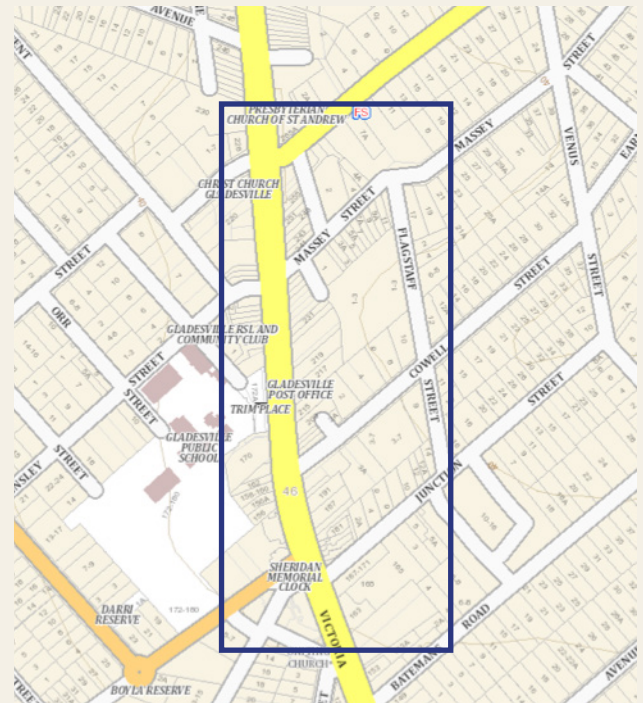
### **A Place that now offers**

Gladesville is the largest of the two local centres in the LGA (North District Plan), which it shares with the City of Ryde. It is located on the western edge of Hunters Hill LGA and is made up of two commercial areas, being:

- Victoria Road shopping strip, and
- Gladesville Shopping Village

The Victoria Road shopping strip is a mix of one and two storey buildings that present to Victoria Road and are used for shops and commercial purpose like retail, restaurant/café, office-based business and health/wellness businesses. These businesses form the 'high street' shops along the main road. Some buildings are local heritage items and the two storey

**MAP 18: GLADESVILLE TOWN CENTRE**



© Hunter's Hill Council 2019



commercial buildings in this strip are from the Interwar architectural style c. 1920s. Gladesville Shopping Village is accessed along Massey Lane and Flagstaff Street and is a one-roof shopping centre characterised by a supermarket as an anchor tenant with variety shops and commercial spaces used for retail, restaurant/café and health/wellness businesses.

The two commercial areas each operate as stand-alone shopping areas with little integration between the two areas or contribution to the public domain or sense of place. Gladesville Shopping Village is located behind the Victoria Road shopping strip.

Council provides a public car park to provide access to shops and businesses (Cowell Street) and there is public parking provided in the shopping centre.

The presentation and design quality of the commercial core is low due to the development control approach to commercial centre sites, poor building maintenance, property investment strategies and the centre being part of one of Sydney's busiest road environments driven by regional planning objectives. However, the core is primed for place-based redevelopment and better integration of the main road function with the centre.

Housing is a mix of houses and medium density dwellings to the east of the main road. Council provides a facility (building) for the Gladesville Occasional Childcare Centre, which is operated by a third party. It is located at 4 Pittwater Road, Gladesville adjacent to Gladesville Library (City of Ryde side of Gladesville).

See the Strategic Context part of the LSPS to review a range of planning matters as they relate to Gladesville, like access to recreation and open space, transport and access, heritage, sensitive lands, social infrastructure.

## History

In the 1830s, construction of the purpose built asylum began on the banks of Parramatta River in the area now known as Gladesville (Tarban Creek Lunatic Asylum. Designed by Colonial Architect Mortimer Lewis, c. 1836-1838).

The village of Gladesville started with the building of Sydney's first protestant hall in 1867. Gladesville Public School opened in 1877.

## What you have told us so far:

During the preparation of the CSP, residents raised the following key issues for Gladesville (including the Henley and Huntleys Point areas) and asked Council to focus on:

- Retaining the sense of place by telling the stories of the place e.g. history of the former Gladesville Hospital site and the cultural history of Aboriginal and Torres Strait Islander People and European arrival.
- Maintain the character of Gladesville and managing growth and protecting heritage along Victoria Road, controlling over-development of sites, using masterplans for key development sites to outline the built vision, and planning for population growth in Gladesville.
- Maintain the character of Gladesville by improving the presentation of the area through public domain improvements.
- Making getting around easier by retaining and improving public transport service options and connections to local and regional transport, like bus and ferries to wharfs or even a new wharf option near Banjo Patterson Cottage, Henley.

The CSP is underpinned by the place-based approach to land use planning and managing lands, and includes strategic directions focused on improving Gladesville:

- Focus on the Community:
  - Riverglade Reserve PoM
- Maintaining character and managing growth planning:
  - Prepare a heritage character statement/statements of significance
  - Ensure it's a well-planned centre/neighbourhood: use place based planning to support the role of Gladesville as a focus for connected neighbourhoods; review and update the Gladesville Masterplan; develop Gladesville commercial centre improvement plan
  - Maintain public places so they are clean and attractive. Revitalise Gladesville precinct as a low impact commercial hub
  - Prepare local or district housing strategy
- Manage and preserve our environment:
  - Maintain and improve the local tree canopy
- Making getting around easier:
  - footpaths are accessible, safe and connected
  - network of safe and linked cycle paths
  - parking supports the needs of residents/prepare parking strategy and parking management plan
  - road congestion and traffic safety improved
  - roads are well maintained so they are accessible, safe and high quality
  - reviewing and delivering a pavement improvement program in Gladesville



This has translated into Council's Delivery Program and annual Operational Plan starting from the 2018-19 year. In supporting the revitalisation of Gladesville and making it a place for people, Council has:

- Commenced public domain works outlined in the 'Action Plan for Improving the Commercial Core of Gladesville' e.g. pavement improvements, planter boxes, street furniture, parking monitoring and review of parking time limits.
- Commenced an area-wide parking strategy.
- Commenced master planning work for the commercial core of Gladesville to address character retention while maintain the changing urban form and to address achieving a unified urban form. This is partly in response to development proposals (Court appealed) and a planning proposal (still to be determined by DPIE) for key sites.
- The master planning work to date, has produced urban design concepts for developing three core blocks in a unified way. Council and land owners have been involved in the process. Council intends to extend the urban design concept work to a fourth core block in Gladesville. Council will further consider the work in 2020 with the intention to update controls in the DCP as part of the DCP review action.
- Commenced engaging the community in place-making initiatives e.g. business activities, street furniture and planter box make overs, youth programs, murals.
- Continued work with City of Ryde Council, to address cross-boundary matters together e.g. road safety improvements, business community development, community events.
- Adopted Hunters Hill Contribution Plan 2020, which includes preparing a Bicycle Plan in 2020-21, pedestrian pavement improvements etc.
- Continued to work with the Gladesville Main Street Committee (Council set up).

The strategic directions of the CSP are in turn reflected in the LSPS in the Planning Priority Actions, which has a strong focus on placed-based planning and management of lands over the next 20 years.

The local housing strategy action of the LSPS will help inform how growth can be managed, while retaining and conserving character and meeting housing targets of the North District Plan set by the GSC.

## Who we will work with :

Council will work with the City of Ryde Council in improving Gladesville Local Centre, as the centre is located in both LGAs.



Gladesville Town Centre (part)



# GLADESVILLE HOSPITAL PRECINCT

*In the suburb of Gladesville*



## Vision

The former Gladesville Hospital site will be a precinct with an innovative approach with renewed activity in restored buildings and enhanced public spaces. It will showcase best practice conservation management. It will have a new retail centre presence that will provide services to the community in Henley, Huntleys Cove and Huntleys Point and new buildings and structures will be sensitively located and designed to maintain the harbour side setting and focus on significant buildings.

Pedestrian and cycle connections to the surrounding area will be improved to increase access to and enjoyment of the buildings and enhanced waterfront public open space. Innovation businesses will be serviced by improved public transport services and upgraded traffic access from Victoria Road.

## Background

NSW Health owns the site and it is on the State agencies register of heritage items (Section 170) under the Heritage Act. It was one of the first psychiatric institution in Australia and operated for more than 100 years before being decommissioned. The site was part of a larger portfolio of lands at Gladesville used for psychiatric purposes e.g. The Priory. The NSW Government and NSW Health prepared a Conservation Management Plan about 16 years ago to help inform how it might approach the care, use and management of the site in the future. Unfortunately, a decision on preferred future uses and management of the site by NSW Government has not progressed.

## Why is it important to the LSPS?

The site is an important State Government landholding in the Hunters Hill LGA. Its history and land size makes it a key site and landmark for local residents and the broader community; and the potential of the site for a number of activities and uses is not-unnoticed. During consultation with the Hunters Hill community in 2018, as part of the Community Strategic Plan process, Council received feedback enquiring about the status of the site after so many years of sitting idle and redevelopment and repurposing the site for residential, community, cultural and recreational uses. The community wishes to understand what the NSW Government is planning for the site.

Council is keen to work with the NSW Government and NSW Health to restart its work on establishing a conservation management future for the site, which is better integrated with the Hunters Hill community on a number of levels. The site is one of a very few properties in Hunters Hill that has the potential for adaptive reuse, showcasing heritage and involving the community in its evolution. It's an underutilised resource that could contribute to actions of the North District Plan and the LSPS, while conserving its State heritage significance and establishing a good relationship with adjoining lands uses.

A precinct masterplan (or guiding principles) should be prepared to guide the local planning vision for the precinct and harmony between land uses, with the hospital site being the centre piece.



# HUNTERS HILL VILLAGE

## *In the suburb of Hunters Hill*

### **Vision**

Hunters Hill Village will be the heart of Hunters Hill, a vibrant commercial and lifestyle hub with a strong sense of community. It will be a compact, mixed-use shopping village with predominantly low-rise buildings providing a 2-3 storey presentation to street, additional commercial and residential opportunities, enhanced building design and a leafy public domain.

Community facilities and services will be centralised in this centre and will provide a renewed focus of activity. Hunters Hill Village will be a place for all ages, attracting students from nearby schools, older residents from nearby seniors housing and residents generally from across Hunters Hill.

### **A Place that now offers**

Hunters Hill is a long standing local centre, for shopping and business. It is located centrally in the LGA. It is a local business and community services centre consisting of ground floor shops and some first floor offices for retail, restaurant/café, health/wellness businesses, and a significant portion of aged housing. It has a distinctive village and pedestrian feel despite being located on the 'Y' of two busy roads. This village feel has been retained even with recent development of two key sites for mixed use commercial and residential development. Some buildings in the area are heritage items.

The presentation and design quality of the village centre has been improved with the recent developments due to the development standards and controls established by Council. This design standard needs to be retained for future development to support placed-based planning of the centre.

Housing is a mix of houses and medium density dwellings to the east of the main road.

Facilities provided by Council include the Gladesville Road Community Centre.

Refer to the Strategic Context part of the LSPS to review a range of planning matters as they relate to Hunters Hill Village, like access to recreation and open space, transport and access, heritage, sensitive lands, social infrastructure.

**MAP 19: HUNTERS HILL VILLAGE**



© Hunter's Hill Council 2019



**Mapledorams Corner**



**Hunters Hill Hotel**

## History

Hunters Hill was named after Captain John Hunter. He charted Sydney Harbour in January and February 1788, soon after the arrival of the First Fleet.

Early land grants in the area date from the 1830s, and notably the emancipist Mary Reiby was a landholder and one of the most astute business people in the colony of NSW. Her land holding was known as Figtree Farm. From the 1840s, the area was a residential retreat (garden-suburb) from Sydney, and from the early 1900s it had an industrial area.

The Municipality of Hunters Hill was established in 1861. Hunters Hill Public School, in Alexandra Street, was built and opened in 1870 (though the first school was opened in 1858, in Figtree Chapel in Joubert Street). Hunters Hill High School was opened in 1958. St Joseph's College was opened in 1881 and is one of the largest boarding schools in Australia, with about 50% of its total students (1096) in 2016 being borders.

## What you have told us so far:

During the preparation of the CSP, residents raised the following key issues for Hunters Hill Village and asked Council to focus on:

- Maintain the character of Hunters Hill and Fig Tree Park by improving the presentation and use of the area through regular public domain improvements and activities and services, like community gardens, playgrounds for children, maintaining parks and reserves and retaining the croquet club.
- Maintain the 'sense of community' of Hunters Hill by improving its connectivity and access as it is divided by the overpass.
- Maintain the character of Hunters Hill and manage growth by protecting heritage cottages on Gladesville Road, controlling over-development of sites, addressing development impacts on community assets like Figtree Park.

The CSP is underpinned by the placed-based approach to land use planning and managing lands and includes strategic directions focused on improving Hunters Hill Village:

- Focus on the community:
  - Create Figtree Park PoM
  - Explore and provide a library service in Hunters Hill Village
- Manage and preserve our environment:
  - Manage and maintain, parks and reserves, natural environment
  - Maintain and improve the local tree canopy
- Maintaining character and managing growth planning:
  - Prepare a heritage character statement/ statements of significance
  - Ensure it's a well-planned centre/ neighbourhood: use place based planning to support the role of Hunters Hill Village as a focus for connected neighbourhoods
  - Maintain public places so they are clean and attractive
  - Prepare local or district housing strategy
- Making getting around easier:
  - footpaths are accessible, safe and connected
  - network of safe and linked cycle paths
  - parking supports the needs of residents/prepare parking strategy and parking management plan
  - road congestion and traffic safety improved
  - roads are well maintained so they are accessible, safe and high quality
  - reviewing and delivering a pavement improvement program in Hunters Hill

This has translated into Council's Delivery Program and annual Operational Plan starting from the 2018-19 year. In supporting the revitalisation of Hunters Hill Village and making it a place for people, Council has:

- Commenced an area-wide parking strategy.
- Commenced engaging the community in place-making initiatives e.g. business activities, street furniture and planter box make overs.
- Adopted Hunters Hill Contribution Plan 2020, which includes preparing a Bicycle Plan in 2020-21, pedestrian pavement improvements etc.

The strategic directions of the CSP are in turn reflected in the LSPS in the Planning Priority Actions, which has a strong focus on placed-based planning and management of lands over the next 20 years.

The local housing strategy action of the LSPS will help inform how growth can be managed, while retaining and conserving local character and meeting housing targets of the North District Plan set by the GSC.



# BORONIA PARK VILLAGE

## *In the suburb of Hunters Hill*

### **Vision**

Boronia Park Village will be an attractive and convenient shopping area for the local neighbourhood with a strong focus on the natural environment given the close proximity to Boronia Park. It will comprise low-rise, 2-3 storey buildings in a strip shopping centre along a wide tree-lined street with improved amenity.

Boronia Park Village will be calmer and more pedestrian friendly around the intersection of Pittwater Road and Princes Street. It will be accessible and well managed to provide lifestyle activities and meeting places.

### **A Place that now offers**

Boronia Park is the smaller of the two local centres in the LGA (North District Plan), which we share with the City of Ryde Council. It is located in the north-western edge of the LGA. It is a neighbourhood centre with mainly ground floor shops and some first floor offices for retail, restaurant/café, office-based business and health/wellness business. The shops are a mix of one and two storey buildings along the centre's strip of the main road. The main road connects people to other locations in the LGA and outside the LGA.

The shops have been built by each property owner with their own design and functional outcome in mind. There is no overall centre design approach that unites the neighbourhood shops. The centre is dominated by the road environment and there is a lack of a pedestrian feel. This design standard needs to be addressed at the centre to support placed-based planning for the neighbourhood's people.

Housing is a mix of mainly houses and some medium density dwellings to the north, east and south of the shops.

Boronia Park Public School is in close proximity to the village.

Refer to the Strategic Context part of the LSPS to review a range of planning matters as they relate to Boronia Park, Hunters Hill, like access to recreation and open space, transport and access, heritage, sensitive lands, social infrastructure.

**MAP 20: BORONIA PARK VILLAGE**



© Hunter's Hill Council 2019



**Pittwater Road, Boronia Park**

## History

The bushland of Boronia Park (Reserve) was originally the eastern extreme of the Field of Mars Common (which went as far as Marsfield to the north-west). Soon after the colony of NSW was established, what we know as Boronia Park was used for farming, grazing and wood collecting by settlers. Over time, the locality was developed for housing and the 'corner shops' that arose on Pittwater Road to service residents and visitors became the basis of a neighbour village providing a range of services and the area grew. The role of the Boronia Park Village, is recognised in the North District Plan as a local centre.

The Boronia Park area forms part of the Great North Walk. Boronia Park Public School dates from 1928. Boronia Park Reserve is a 24.2 hectare park located on the lower reaches of the Lane Cove River. It is a Crown Reserve, under the care, control and management of Council.

### What you have told us so far:

During the preparation of the CSP, residents raised the following key issues for Boronia Park Village and asked Council to focus on:

- Maintain the character of Boronia Park by improving the presentation and use of the area through regular public domain improvements and activities and services, like inclusive playground and dog friendly, accessible toilets and community groups' storage at Boronia Park Reserve.

The CSP is underpinned by the placed-based approach to land use planning and managing lands and includes strategic directions focused on improving Boronia Park Village:

- Focus on the community:
  - Review Boronia Park PoM
  - Review and use open spaces, parks, reserves, playgrounds in line with DIAP, PoMs and the Asset Management Plan
  - Improve and maximise access to and use of parks, community, sporting and cultural facilities
- Manage and preserve our environment:
  - Manage and maintain, parks and reserves, natural environment
  - Maintain and improve the local tree canopy
- Maintaining character and managing growth planning:
  - Ensure it's a well-planned centre/ neighbourhood: use place based planning to support the role of Boronia Park Village as a focus for connected neighbourhoods
  - Prepare local or district housing strategy



- Making getting around easier:
  - footpaths are accessible, safe and connected
  - network of safe and linked cycle paths
  - parking supports the needs of residents
  - road congestion and traffic safety improved
  - roads are well maintained so they are accessible, safe and high quality
  - reviewing and delivering a pavement improvement program in Boronia Park Village

This has translated into Council's Delivery Program and annual Operational Plan starting from the 2018-19 year. In supporting the revitalisation of Boronia Park Village and making it a place for people, Council has:

- Commenced an area-wide parking strategy.
- Commenced working with City of Ryde Council and Transport for NSW, to improve pedestrian movement and refuge in Boronia Park Village.
- Continued work with City of Ryde Council to address cross-boundary matters together e.g. road safety improvements, business community development, community events.
- Adopted Hunters Hill Contribution Plan 2020, which includes preparing a Bicycle Plan in 2020-21, pedestrian pavement improvements.

The strategic directions of the CSP are in turn reflected in the LSPS in the Planning Priority Actions, which has a strong focus on placed-based planning and management of lands over the next 20 years.

The local housing strategy action of the LSPS will help inform how growth can be managed, while retaining and conserving local character and meeting housing targets of the North District Plan set by the GSC.

### Who we will work with:

Council will work with the City of Ryde Council in improving Boronia Park Village as the centre is located in both LGAs.



# WOOLWICH CORNER VILLAGE AND GARIBALDI VILLAGE

## Vision

### *Woolwich Corner Village - In the suburb of Woolwich*

Woolwich Corner Village will be a destination location centred on the landmark Woolwich Pier Hotel. Restaurants and shops will be thriving, providing visitors and the local community with a high level of lifestyle and amenity in which to appreciate the harbour views and European history.

Simple modern building elements will complement the enhanced elegant details of significant buildings. Traffic and parking will be managed and the pedestrian experience will be improved in an open, airy setting.

### *Garibaldi Village - In the suburb of Hunters Hill*

Garibaldi Village will be a boutique restaurant, food and shopping precinct. Active uses will be in stylishly repurposed heritage buildings that highlight the historical foundations of Hunters Hill, including Garibaldi Village Square, the Old Bakery and Hunters Hill Post Office.

Garibaldi Village will attract local residents and visitors to enjoy its unique offering. It will service the peninsular neighbourhood with local convenience and activities and have a high level of amenity in the public domain. It will retain its low scale setting and enhance its leafy and sandstone elements.

## A Place that now offers

Woolwich Corner and Garibaldi Village are long standing 'corner shops', servicing their neighbourhoods on the peninsular. They are located in the eastern quarter of the LGA. Shops have been present in the two locations since European occupation. Woolwich Corner Village includes the Woolwich Pier Hotel. Garibaldi Village includes the Garibaldi Inn, which was the first hotel in Hunters Hill. These two buildings played a vital role in the early days of the area with limited transport, and continue to do so today in a modern way.

Shops at the two locations are single storey with some first floor offices for retail, restaurant/café, office and health/wellness businesses. They have a pedestrian scale and feel reflecting the time when they were built in a pre-car dominated world. Some buildings are heritage items.

Woolwich Corner Village is part of a recreational precinct that includes the Harbour Trust lands - Woolwich Dock and Parklands.

**MAP 21: WOOLWICH CORNER**



**MAP 22: GARIBALDI INN CORNER**



© Hunter's Hill Council 2019

New development at the corners have been designed sympathetically to the character of these places and the older buildings. The design quality of the centres is of a high standard which needs to be carried forward into any future development proposals to support place-based planning of the centre.

Refer to the Strategic Context part of the LSPS to review a range of planning matters as they relate to Woolwich Corner Village and Garibaldi Village, like access to recreation and open space, transport and access, heritage, sensitive lands and social infrastructure.

## History

Aboriginal people called what we know as the Woolwich Dock, 'Moocooboola' or 'the meeting of the

rivers', since the peninsular overlooks the junction of the Lane Cove River and the Parramatta River.

The forest and woodland that covered the peninsular is now mostly cleared, but the remnant bushland of Kelly's Bush remains nearby (native vegetation and Aboriginal artefacts).

Garibaldi Inn was the first hotel in the Hunters Hill locality built by John Cuneo, c. 1861-1862.

The Clarke family (cabinet makers) were granted land in 1835 in Woolwich. They cleared it for cultivation and built a number of houses. By the 1880s maritime activities commenced at the Woolwich Dock, when Atlas engineering established a shipbuilding yard on land acquired from the Clarke family. It was subdivided to create an industrial village with workers cottages, shops and a hotel. The dry dock was built by Morts Dock and Engineering Company in 1898, and sandstone was excavated for construction. When the Woolwich Dock opened in 1901, it was the largest in Australia and for more than 50 years ships were repaired there. The busiest times were during both world wars. The Australian Army purchased the site in 1963 and used it until 1997, when it moved operations to Townsville. Today the former Woolwich Docks is part of the Sydney Harbour Federation Trust lands. The rest of Woolwich is a residential area.

### What you have told us so far:

During the preparation of the CSP, residents raised the following key issues for Woolwich Corner Village and Garibaldi Village and asked Council to focus on:

- Maintain the character of Woolwich by maintaining Woolwich Park and Woolwich Baths, and improve the amenity of the Dock area.
- Managing growth planning in Woolwich with more restaurants, cafes and shops.
- Manage and preserve waterways and stormwater management.
- Public transport and regional roads.
- Ensure no lost ferry services (inter district and Eastern Harbour CBD connectivity).

The CSP is underpinned by the placed-based approach to land use planning and managing lands and includes strategic directions focused on improving Woolwich Corner Village and Garibaldi Village:

- Focus on the community:
  - Review Clarkes Point PoM
  - Review and use open spaces, parks, reserves, playgrounds in line with DIAP, PoMs and the Asset Management Plan
  - Improve and maximise access to and use of parks, community, sporting and cultural facilities

- Manage and preserve our environment:
  - Manage and maintain, parks and reserves
  - Maintain and improve the local tree canopy
- Maintaining character and managing growth planning:
  - Ensure it's a well-planned centre/ neighbourhood: use place based planning to support the role of Woolwich Corner Village and Garibaldi Village as a focus for connected neighbourhoods
  - Maintain public places so they are clean and attractive
- Making getting around easier:
  - footpaths are accessible, safe and connected
  - network of safe and linked cycle paths
  - parking supports the needs of residents
  - road congestion and traffic safety improved
  - roads are well maintained so they are accessible, safe and high quality
  - reviewing and delivering a pavement improvement program in Hunters Hill

This has translated into Council's Delivery Program and annual Operational Plan starting from the 2018-19 year. In supporting the revitalisation of Woolwich Corner Village and Garibaldi Village and making it a place for people, Council has:

- Commenced an area-wide parking strategy.
- Commenced improvement works at Woolwich Baths.
- Been engaged in the Woolwich Ferry upgrade works by Transport for NSW.
- Adopted Hunters Hill Contribution Plan 2020, which includes preparing a Bicycle Plan in 2020-21.
- Raised concern about changes to the ferries timetable proposed by Transport for NSW and its poor approach to community consultation on the matter in February 2020.

The strategic directions of the CSP are in turn reflected in the LSPS in the Planning Priority Actions, which has a strong focus on placed-based planning and management of lands over the next 20 years.





# OUR PLANNING PRIORITIES

Planning priorities are the way in which our 20 year vision will be achieved.

**The Municipality of Hunters Hill is home to a diverse and engaged community who value and protect its heritage, green landscape, bushland, biodiversity and waterways, while taking the lead in its own future.**

**Empowered by its community, Hunters Hill LGA will be a well-managed inner-city suburban area; a place enriched with inspiration and pride; where the built and natural environment showcase the embracing of heritage values, carefully-planned progress, innovation, inclusiveness, connectivity and resilience.**

**Hunters Hill will retain its predominantly low-scale residential setting, nestled in a green tree canopy. New life will be given to the Gladesville Town Centre and the former Gladesville Hospital Site for the benefit of the community. The village centres will be revitalised, enhancing their distinctive character.**

Our planning priorities have been informed by the four themes of the Greater Sydney Regional Plan and the Ten Directions of North District Plan and interpreted in for the Hunters Hill context.

The GSRP themes that drive the vision are:

- 1. Infrastructure and collaboration*
- 2. Liveability*
- 3. Productivity*
- 4. Sustainability and implementation*

As the smallest LGA in the North District Plan, Hunters Hill is not included in any major actions of the Ten Directions of the North District Plan.

Hunters Hill only has two local centres in the North District Plan that are shared with the City of Ryde Council, being Gladesville and Boronia Park.

Our planning priorities will be delivered through the actions developed for each theme and shown in the Implementation Plan. They will guide land use planning decisions along with other community based planning decisions of Council over the 20 year life of the plan.

The Implementation Plan is the way we will monitor the planning priorities and actions, and will inform required reporting on via the Integrated Planning and reporting frame work (LGov Act) and Statutory reporting on the LSPS in conjunction with the Greater Sydney Regional Plan and North District Plan.

The LSPS is a living document and the planning priorities will be regularly reviewed and the LSPS updated for current community needs and expectations.

## STRUCTURE PLAN FOR HUNTERS HILL IN 2040

See **Map 23 - Structure Plan for the Hunters Hill LGA**.

## OUR PLACE'S PRIORITIES

See **Table 1** for Hunters Hill LGA Planning Priorities.



**TABLE 1: OUR PLANNING PRIORITIES**

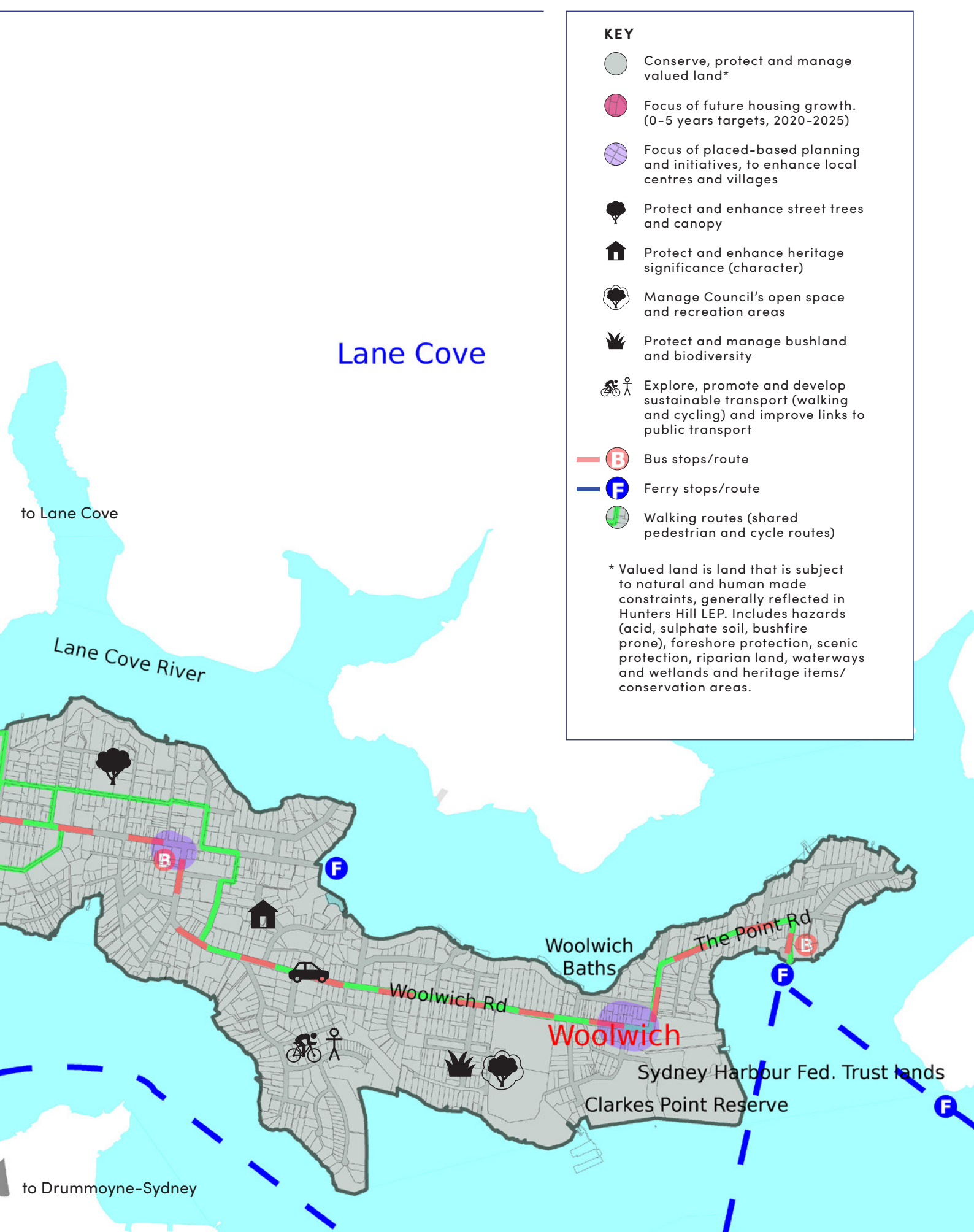
	INFRASTRUCTURE & COLLABORATION	LIVEABILITY	PRODUCTIVITY	SUSTAINABILITY
GOAL	Align local growth with the infrastructure, while protecting the character and heritage.	<p>Create great places and streetscapes for people.</p> <p>Provide a range of housing types that address affordability.</p> <p>Protect and enhance our natural, open spaces and built character.</p>	Grow centres and neighbourhoods to connect business and people.	Facilitate and undertake sustainable practises.
LOCAL PLANNING PRIORITIES	<p>1. Provide services and facilities within Hunters Hill to meet community needs and aspirations of the community now and by 2040.</p> <p>2. Provide infrastructure to support community needs and aspirations.</p>	<p>3. Undertake a Housing Strategy to anticipate and provide for the residential growth of Hunters Hill by 2040.</p> <p>4. Provide land use planning framework to support community needs and aspirations</p> <p>5. Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040.</p> <p>6. Work with community and local stakeholders to develop places for business and community interaction.</p>	7. Encourage the development of local centres to support business and provide local centres for the community.	8. Maintain and enhance the natural and built heritage character of Hunters Hill.



**MAP 23: STRUCTURE PLAN FOR THE HUNTERS HILL LOCAL GOVERNMENT AREA**



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# INFRASTRUCTURE & COLLABORATION

## Goal

Align infrastructure with current and future population, while protecting the character and heritage.



## Challenges

The Sydney Housing Supply Forecast 2018 indicates that the North District will need to supply 26,100 new dwellings between 2018-19 and 2022-23. For Hunters Hill, the new housing supply forecast is 150 new dwellings (2016-2021), which is 0.6% of the North District's need over the next 5 years.

It is likely the new dwellings would be generated in Gladesville Town Centre and Hunters Hill Village. The Housing Strategy that is an action of the LSPS will investigate a likely dwelling yield and dwelling types required for our population and a delivery timeframe.

The priority of local infrastructure needs is transport access and to manage the impact of traffic and congestion on the area. In the case of ferries, the LGA has four wharfs of varying standards and two have ferry services. However ferry timetables and links to buses are not optimal and likely not meet community expectations around service timetables and destinations in the LGA, to Circular Quay and up Parramatta River.

The need to optimise access in the LGA extends to buses, cycling, walking and telecommunications. These modes support place-making planning, which focuses on the pedestrian scale. A challenge will be to work with Transport for NSW to address transport corridors in the local context, so that streets and local centres are functional and not just viewed as regional road needs.

Funding infrastructure is costly and the NSW Government funds larger physically infrastructure like roads, trains, schools, hospitals and aged care along with environmental, community services. Council funds smaller local physically infrastructure like roads, bushland and parks, libraries and waste management. Council will utilise/leverage its existing asset base to meet infrastructure needs.

There are limited options for Council to raise funds to support the diverse range of infrastructure needs locally. Rates paid by land owners and governed by the LGov Act and local infrastructure contributions generated by development consents and complying development certificates governed by the EP&A Act are the only funds raising options.

## Planning Priority

- 1. Provide services and facilities within Hunters Hill to meet community needs and aspirations now and into the future by 2040.*
- 2. Provide infrastructure to support community needs and aspirations.*

## Actions

- 1.1.** Work with NSW Government Authorities and agencies, to ensure services and facilities funded by the NSW Government and the Australian Government support the needs of all residents in a timely way.
- 1.2.** Explore opportunities for shared use of private infrastructure at schools and Hunters Hill Private Hospital, of regional infrastructure on Sydney Harbour Federation Trust lands and of other State infrastructure like the former Gladesville Hospital, to support the needs of residents e.g. pools, sports facilities, sports fields.
- 1.3.** Work with Transport for NSW and Sydney Harbour Federation Trust, to improve the delivery of community infrastructure and programs for residents and visitors e.g. Clarkes Point Reserve, boating facilities.
- 1.4.** Work with NSW Government authorities and agencies, to ensure public transport services and facilities provided by the NSW Government support the needs of current and future residents in a timely way, including direct services between ferries, bus stops and trains station interchanges in peak and non-peak times e.g. Valencia Street Wharf to North Ryde North-West Metro train station.
- 2.1.** Review Hunters Hill s7.12 Contribution Plan, to ensure development activities contribute to local infrastructure provision and support increased population needs.
- 2.2.** Investigate and develop a case for an increase in the fixed 1% levy in the Hunters Hill Development Contribution Plan, to enhance funding available for local infrastructure provision.
- 2.3.** Work with City of Ryde Council, Transport for NSW and Department of Planning, Industry and Environment to deliver the City Servicing Transport Corridor along Victoria Road, Gladesville, while addressing transport and parking needs for Gladesville Town Centre in a timely way.
- 2.4.** Investigate and address transport and parking infrastructure needs at local centres and other key sites, to support the needs of residents, user groups and visitors e.g. Woolwich Docks and Parklands, e-car technology.
- 2.5.** Work with the NSW Government and Local Area Health District to address the future of the former Gladesville Hospital site, as a key infrastructure asset for residential, community, cultural and recreational uses.
- 2.6.** Work with the Local Aboriginal Land Council, to ensure the needs of Aboriginal and Torres Strait Islander People are identified and addressed in any infrastructure project.
- 2.7.** Review the Hunters Hill Flood Study to develop flood and stormwater controls and policy for development activities and Council works, so development contributes to infrastructure provision for increased population needs and the environment in a timely way.



Riverglade Reserve,  
Huntleys Point



# LIVEABILITY

## Goal

Create great places and streetscapes for people.

Provide a range of housing types that address affordability.

Protect and enhance our natural, open spaces and built character.

## Challenges

While the Hunters Hill LGA may only grow incrementally with population and new dwellings growth, the challenge will be to understand the rates of change so infrastructure can be matched to populations needs and housing trends e.g. for families, lone person households, ageing in place, people with disability, adaptable housing, affordable housing, crisis housing and even sustainable housing. The Local Housing Strategy, which is an action of the LSPS will consider population growth, housing needs, housing location options for new housing growth amongst other things.

Land use planning challenges to protect the garden-suburb character and heritage of the area relates to development controls for new housing, the impact of generic state planning policies that are not tailored to the local conditions of Hunters Hill LGA e.g. Housing Code and Low Rise Medium Density Housing Code. Both these Codes (part of State Environmental Planning Policy Exempt ant Complying Development) do not involve 'development assessment' via development applications and are designed to fast track and or increase housing supply irrespective of local objectives and controls in the LEP and DCP.

Notably, Hunters Hill LGA has a high proportion of medium density housing already. If the proposed Low Rise Medium Housing Code applied, and it was used in the area, it would likely sterilise the future development potential for growth around our key centre of Gladesville Town Centre, because this polices target market and the lifecycle of property investment.

Council also faces the challenge of focusing development and development enquiries towards the priority centres, to grow and support the role of these centres in Hunters Hill LGA and the North District Plan; and in turn encourage developers and land owners to embrace place-making planning to create a more unified, but designed built form. To assist, visions are developed for our centres and villages to direct their appropriate growth and change.



All Saints Church of England, Hunters Hill



Hunters Hill Village

- 3. Undertake a Housing Strategy to anticipate and provide for the residential growth of Hunters Hill by 2040.*
- 4. Provide land use planning framework to support community needs and aspirations.*
- 5. Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040.*
- 6. Work with community and local stakeholders to develop places for business and community interaction.*

**Actions**

- 3.1.** Prepare a Housing Strategy, to identify preferred localities, yield potential and preferred building design and form for new development, while being compatible with the character, heritage and visual setting of Hunters Hill. Strategy to address housing supply target by 2040.
- 3.2.** In conjunction with 3.1, investigate ageing and disability housing needs, to support ageing in place and community health and wellbeing outcomes.
- 3.3.** In conjunction with 3.1, investigate affordable housing needs and develop a target for the provision of this housing in conjunction with any new housing development.
- 3.4.** In conjunction with 3.1 and 6.2, work with NSW Government, to deliver a housing, community, cultural and recreational solution for the former Gladesville Hospital site.
- 4.1.** Prepare Statement of Heritage Significance for Heritage Conservation Areas to reinforce the heritage values of Hunters Hill and support the heritage conservation provisions of the North District Plan and Hunters Hill LEP and LEP Review.
- 4.2.** Review and amend the Hunters Hill DCP, to ensure development controls preserve the character and amenity of Hunters Hill and promote best practice design to support the LEP Review.
- 4.3.** Prepare a SEPP 70 Affordable Housing Contribution Scheme for Hunters Hill LGA to provide a mechanism for the delivery of local affordable housing.
- 4.4.** Focus new dwelling growth on Gladesville Town Centre and Hunters Hill Village.
- 4.5.** Prepare a masterplan for key sites in Gladesville Town Centre to focus residential growth and provide design, infrastructure and access guidance.
- 4.6.** Prepare Local Character Statement for lands not part of a conservation area, to reinforce the garden-suburb values of Hunters Hill and support the local character provisions of the Hunters Hill LEP and the LEP Review.
- 5.1.** Undertake regular research, to support an understanding of the community's needs and expectations in relation to community services and facilities.
- 5.2.** Promote and celebrate an understanding of our character and cultural heritage (Aboriginal and Torres Strait Islander People and European) to residents and a broader audience, including the history of the former Gladesville Hospital.
- 6.1.** Use place-making initiatives for centres and villages and key sites i.e. Gladesville, Hunters Hill, Boronia Park and the Gladesville Hospital Precinct. Gladesville Town Centre is the priority for place-making initiatives. Collaborate with City of Ryde Council on place-making initiatives for Gladesville Town Centre and Boronia Park Village (shared centres).
- 6.2.** Prepare a masterplan for Gladesville Hospital Precinct (south of Victoria Road, Gladesville and including the former Gladesville Hospital site), to address an overall precinct vision and the relationship of the former Gladesville Hospital site with other lands uses in the precinct.



# PRODUCTIVITY



## Goal

Grow centres and neighbourhoods to connect business and people.

## Challenges

The Hunters Hill LGA is a residential community with limited opportunities for business and employment growth. Gladesville Town Centre and Hunters Hill Village are the two locations in which most business lands are located and we will need to work with business and the community to ensure these two places evolve and are adaptive places in light of changing business structures, technology and customer needs. Gladesville Town Centre is shared with the City of Ryde Council, and market conditions have led to the Ryde side of Gladesville attracting more investment and revitalisation recently.

Local business mainly support the residential needs of the community in retail, offices, personal care and medical and allied health. Hunters Hill Hospital and Council are among the largest employees in the LGA. This residential service role is consistent with the local centres role identified for Hunters Hill in the North District Plan.

The productivity focus will be to encourage micro and small business opportunities in villages and in the digital business space, which will connect business and customers in new ways.

Land use planning challenges to grow local business and employment will involve Council working with business and the community to create attractive and functional centres that people want to work in and visit. Council will need to:

- Work with private landowners to make shops and buildings more attractive and to invest in redeveloping sites to provide modern business premises.
- Improve the public domain presentation of centres to make them more attractive and inviting to encourage private investment and draw the community to the centres.
- Work with the NSW Government and Transport for NSW to address State and regional roads that form part of a centre, to redress the dominance of roads infrastructure in the local centres. The better integration of Victoria Road into Gladesville Town Centre is a priority, as it acts as a barrier.
- Review its land use planning controls to ensure they articulate a masterplan vision for centres to guide private investors about community expectations
- Address car parking opportunities as this is still an essential need for functioning local centres.

## Planning Priority

### *7. Encourage the development of local centres to support business and provide focal centres for the community.*

## Actions

- 7.1.** Focus on improved development outcomes for the Gladesville Town Centre and Hunters Hill Village as the priority centres for business and community places. Incorporate adaptable business spaces, evolving technology and sustainable practices into the business environment e.g. hubs, multipurpose premises.
- 7.2.** Investigate the provision of active transport options (bicycles/walking), to support improved connections to local centres and public transport nodes (ferries and buses) and throughout Hunters Hill for recreation, health and wellbeing.
- 7.3.** Review off-street car parking requirements for new developments adjacent to public transport nodes to support employment and business growth opportunities, and a walkable-city for health and wellbeing benefits.
- 7.4.** Investigate opportunities to improve the connections and access between the Hunters Hill LGA and key centres of the North District e.g. Gladesville, North Ryde, Chatswood, Macquarie Park and Eastern Harbour CBD to foster business connection and centre promotion.

# SUSTAINABILITY

## Goal

Facilitate and undertake sustainable practises.

## Challenges

Hunters Hill LGA has a number of important open space areas that are parks and reserves located on the two terrestrial waterways (Buffalo Creek, Tarbin Creek) or adjacent to marine waterways (Lane Cove River, Parramatta River). The parks and reserves and shoreline are also the focus of sensitive lands that need to be managed, in terms of the flora and fauna and humans who use these places daily. Land management challenges for the parks and reserves will be to protect and manage their environmental needs alongside human needs from the parks and reserves for sport and other special events. Council will focus on optimising open space and sporting facilities usage; maintaining and enhancing open spaces, bushland and waterways.

Greenhouse gas emissions from carbon is created from both natural process and human made process. However, it is now accepted that human made process that release carbon into the atmosphere are raising the temperature of the world, which has consequences and which is manifesting in climate change. In the later part of 2019 and early part of 2020, the Queensland and New South Wales eastern seaboard experienced extreme weather events that were unseen before e.g. hot days, bushfire, rain and storms. The challenge for our community is to start transitioning and take steps towards a less or zero carbon energy intensive way of life as part of a broader movement across communities. Council will focus on programs and activities to improve its green credentials and those of the community.

## Planning Priority

*8. Maintain and enhance the natural and built heritage character of Hunters Hill.*

## Actions

- 8.1.** Review and amend the Hunters Hill DCP, to clarify and reinforce development controls addressing the garden-suburb concept, view scapes and character statements, which support the rich character and sense of place in the Hunters Hill LGA.
- 8.2.** Review and amend the Hunters Hill DCP, to provide development controls to address the new waste management requirements of the NSW EPA.
- 8.3.** Review heritage program and update heritage planning documents and resources, to ensure best-practise heritage management approach is in place to support the District Plan and Hunters Hill LEP and support the LSPS vision.
- 8.4.** Promote waste and recycling outcomes that are safe, efficient, cost effective, maximise recycling, and that contribute to the built form and liveability of the community.
- 8.5.** Investigate opportunities for improved stormwater management and work with the Parramatta River Catchment Group to improve the health sustainability of the river catchment.
- 8.6.** Develop and implement strategies to improve the public domain in line with sustainable practices and community expectations e.g. LED Street light program for energy efficiency, e-car technology, biodiversity.
- 8.7.** Expand the urban tree canopy in the public domain to support the Greater Sydney Green Grid. Explore and expand the provision of trees on private lands at the development stage to support the Greater Sydney Green Grid.





# IMPLEMENTATION, MONITORING AND REPORTING

The LSPS will be monitored via the Implemented Plan that outlines the actions and measures for the Statement. Monitoring of the Implementation Plan will take place on a regular basis, to track progress of the achievement of Planning Priorities.

Monitoring will help inform if the actions of the LSPS have been successful (e.g. who, when, how long, relevancy, outside of control) and if they need review and updating to still meet community needs, expectations and emerging planning trends. This will also help to understand the role and commitment of third parties needed to achieve the actions. Where Council is not responsible for an action that it requires an action of a third party, like NSW Government agencies, the delivery, timing and scope of an action outcome is at the discretion of the agencies and may influence the success of the Implementation Plan.

The LSPS actions fall into the following delivery timeframes:

<b>Short Term</b>	within 0-4 years
<b>Medium Term</b>	within 5-8 years
<b>Long Term</b>	within 9 to 20 years
<b>Ongoing</b>	

Progress towards achieving the measures for the actions will be aligned as much as possible to other Council planning, review and reporting processes, including for:

(a) Local planning under the LGov Act

- Annual report (every year)
- Community Strategic Plan (every four years)
- Annual reporting on the CSP (quarterly and annual, budget process)
- State of the Environment report (annual)

(b) Local, regional and district land use planning under the EP&A Act

- Local Environmental Plans (every five years)
- Development Control Plans (every four years)
- Local Housing Strategy (every seven years)
- LSPS reporting (at least every seven years)

The above approach is consistent with the Integrated Planning and Reporting framework of the LGov Act, which recognises that Council's plans, policies and operational plans are interconnected.

Council will also monitor and report on the LSPS as required by GSC and the Department.

See **Table 2** – Implementation Plan for Our Place.

**TABLE 2: IMPLEMENTATION PLAN FOR OUR PLACE**

ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>INFRASTRUCTURE AND COLLABORATION</b>			
<b>1. Provide services and facilities to meet community needs and aspirations now and into the future by 2040.</b>			
<b>1.1.</b> Work with NSW Government authorities and agencies, to ensure services and facilities funded by the NSW Government and the Australian Government support the needs of residents in a timely way.	Advocacy for NSW Government investment in local infrastructure is undertaken in a timely way. <b>&gt; Ongoing</b> Local infrastructure investment opportunities from the CSP identified. <b>&gt; Short term, Ongoing</b> Liaise/work with Infrastructure stakeholders, as projects arise. <b>&gt; Ongoing</b>	N1 – Planning for a city supported by infrastructure N2 – Working through collaboration	<b>Focus on the Community</b> Community is informed and involved in decisions. Public places are vibrant and active.

ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>INFRASTRUCTURE AND COLLABORATION</b>			
<b>1. Provide services and facilities to meet community needs and aspirations now and into the future by 2040.</b>			
<b>1.2.</b> Explore opportunities for shared use of private infrastructure at schools and Hunters Hill Private Hospital, of regional infrastructure on Sydney Harbour Federation Trust lands and of other State infrastructure like the former Gladesville Hospital, to support the needs of residents e.g. pools, sports facilities, sports fields.	Review and identify potential infrastructure where a shared use arrangement could be explored. <b>&gt; Short term</b> Subject to favourable response from Council, liaise/work with identified infrastructure owner to pursue a shared use arrangement. <b>&gt; Short term, Medium term</b> Liaise/work with Infrastructure stakeholders, as projects arise. <b>&gt; Ongoing</b>	N2 – Working through collaboration N3 – A city for people	<b>Focus on the Community</b> Sense of belonging and connection to local community. Support services and facilities that are child, youth, family and age friendly. Provide accessible services and facilities to residents of all abilities. Public places are vibrant and active. <b>Maintain Character &amp; Manage Growth Planning</b> Well planned accessible foreshore access. Public places are vibrant and active.
<b>1.3.</b> Work with Transport for NSW and Sydney Harbour Federation Trust, to improve the delivery of community infrastructure and programs for residents and visitors e.g. Clarkes Point Reserve, boating facilities.	Establish communication with TfNSW and SHFT to better understand the delivery of community infrastructure and programs. <b>&gt; Short term, Ongoing</b> Participate on steering committees and working groups. <b>&gt; Short term, Ongoing</b>	N2 – Working through collaboration N4 – A city for people N6 – A city of great places	<b>Focus on the Community</b> Sense of belonging and connection to local community. Provide accessible services and facilities to residents of all abilities. Public places are vibrant and active. <b>Maintain Character &amp; Manage Growth Planning</b> Well planned accessible foreshore access. Public places are vibrant and active.
<b>1.4.</b> Work with NSW Government authorities and agencies, to ensure public transport services and facilities provided by the NSW Government support the needs of current and future residents in a timely way, including direct services between ferries, bus stops and trains station interchanges in peak and non-peak times e.g. Valencia Street Wharf to North Ryde North-West Metro train station.	Advocacy for NSW Government authorities and agencies to invest in public transport, to support accessible transport in the area in a timely way. <b>&gt; Short term, Ongoing</b> Investigate additional public transport routes between modes and local centres and surrounding, as part of a local transport study and advocacy with NSW Government authorities and agencies. <b>&gt; Medium term, Ongoing</b> Public Transport investment by the NSW Government authorities and agencies. <b>&gt; Ongoing</b>	N2 – Working through collaboration N12 – A well connected city	<b>Focus on the Community</b> Community informed and involved in decisions. Public places are vibrant and active. <b>Making Getting Around Easier</b> Roads are well maintained. Footpaths are accessible, safe and connected. Road congestion and traffic safety is improved.
<b>2.1.</b> Review Hunters Hill s7.12 Contribution Plan, to ensure development activities contribute to local infrastructure provision and support increased population needs.	Complete review, update and adopt new Local Contribution Plan. <b>&gt; Short term</b> Implement Local Contribution Plan, to support local infrastructure provisioning. <b>&gt; Ongoing</b> Review and update Local Contribution Plan and next review date (2025, 2030, 2035). <b>&gt; Medium term, Long term, Ongoing</b>	N1 – Planning for a city supported by infrastructure	<b>Maintain Character &amp; Manage Growth Planning</b> Well planned commercial areas, village centres and neighbourhoods. Public places are vibrant and active. <b>Making Getting Around Easier</b> Asset Management Plans meet community and legislative guidelines. Schools supported by provision of safe drop-off and pick-up zones.



ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>INFRASTRUCTURE AND COLLABORATION</b>			
<b>2. Provide infrastructure to support community needs and aspirations.</b>			
<b>2.2.</b> Investigate and develop a case for an increase in the fixed 1% levy in the Hunters Hill Development Contribution Plan, to enhance funding available for local infrastructure provision.	Complete investigation and prepare case for new Local Contribution Plan (above 1% levy), to support local infrastructure provisioning. <b>&gt; Short term</b> Complete and adopt Local Contribution Plan (above 1% levy), to support local infrastructure provisioning. <b>&gt; Medium term</b> Implement Local Contribution Plan, to support local infrastructure provisioning. <b>&gt; Ongoing</b> Review and update Local Contribution Plan and next review date. <b>&gt; Medium term, Long term, Ongoing</b>	N1 - Planning for a city supported by infrastructure	<b>Focus on the Community</b> Well planned commercial areas, village centres and neighbourhoods. <b>Making Getting Around Easier</b> Asset Management Plans meet community and legislative guidelines.
<b>2.3.</b> Work with City of Ryde Council, Transport for NSW and Department of Planning, Industry & Environment, to deliver the City Servicing Transport Corridor along Victoria Road, Gladesville, while addressing transport and parking needs for Gladesville Town Centre in a timely way.	Participate in TfNSW meetings and working groups for the City Servicing Transport Corridor. <b>&gt; Ongoing</b> Liaise/work with TfNSW to better integrate the City Servicing Transport Corridor into the Gladesville Town Centre. <b>&gt; Medium term, Ongoing</b>	N2 - Working through collaboration N6 - A city of great places	<b>Maintain Character &amp; Manage Growth Planning</b> Well planned commercial areas, village centres and neighbourhoods. <b>Making Getting Around Easier</b> Roads are well maintained. Footpaths are accessible, safe and connected. Road congestion and traffic safety is improved.
<b>2.4.</b> Investigate and address transport and parking infrastructure needs at local centres and other key sites, to support the needs of residents, user groups and visitors e.g. Woolwich Docks and Parklands, e-car technology.	Complete local transport investigations to inform infrastructure improvements <b>&gt; Medium term</b> Liaise/work with NSROC in regard to development of a Regional Transport Strategy. <b>&gt; Medium term</b> Complete Local Parking Strategy, to inform parking approach and infrastructure improvements (2022-23, Contribution Plan 2020). <b>&gt; Short term, Ongoing</b> Implement the adopted recommendations of the Parking Strategy. <b>&gt; Short term, Ongoing</b>	N1 - Planning for a city supported by infrastructure N12 - A well connected city	<b>Maintain Character &amp; Manage Growth Planning</b> Well planned commercial areas, village centres and neighbourhoods. <b>Making Getting Around Easier</b> Asset Management Plans meet community and legislative guidelines.
<b>2.5.</b> Work with the NSW Government and Local Area Health District to address the future of the former Gladesville Hospital site, as a key infrastructure asset for residential, community, cultural and recreational uses.	Establish regular communication with NSW Government, Department of Health and LAHD to understand the re-development timeframe for the site, including the timing of the conservation management plan and community engagement. <b>&gt; Short term, Ongoing</b> Participate on any steering committee or working group. <b>&gt; Ongoing</b>	N2 - Working through collaboration N4 - A city for people N9 - Jobs and skills for the city	<b>Focus on the Community</b> Enhance the health and sense of wellbeing of the community at all life stages. Provide accessible services and facilities to residents of all abilities. <b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area.

ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>INFRASTRUCTURE AND COLLABORATION</b>			
<b>2. Provide infrastructure to support community needs and aspirations.</b>			
<b>2.6.</b> Work with the Local Aboriginal Land Council, to ensure the needs of Aboriginal and Torres Strait Islander People are identified and addressed in any infrastructure project.	Liaise/work with LALC to understand the needs of ASTI people. <b>&gt; Short Term, Ongoing</b> Review and update the Community Engagement Policy to include engagement methods suitable for ASTI people for infrastructure projects and other matters. <b>&gt; Short term</b> Continue to liaise/work with ASTI people for planning matters in accordance with statutory requirements and the Community Engagement Policy. <b>&gt; Ongoing</b>	N2 – Working through collaboration	<b>Focus on the Community</b> Enhance the health and sense of wellbeing of the community at all life stages. Recognise Aboriginal Cultural connections and heritage.
<b>2.7.</b> Review Hunters Hill Flood Study, to develop flood and stormwater controls and policy for development activities and Council works, so development contributes to infrastructure provision for increased population needs and the environment in a timely way.	Complete review of Local Flood Study. <b>&gt; Short term</b> Develop flood and storm water controls for development and DCP amendment. <b>&gt; Short term</b> Develop flood and storm water controls for council works and Council policies, practices, standards updated and adopted. <b>&gt; Short term</b> Review Flood Study and development controls on a regular basis. <b>&gt; Ongoing</b>	N1 – Planning for a city supported by infrastructure N21 – An efficient city	<b>Making Getting Around Easier</b> Asset Management Plans meet community and legislative guidelines.
<b>LIVEABILITY</b>			
<b>3. Undertake a Housing Strategy to anticipate and provide for the residential growth of Hunters Hill by 2040.</b>			
<b>3.1.</b> Prepare a Housing Strategy, to identify preferred localities, yield potential and preferred building design and form for new development, while being compatible with the character, heritage and visual setting of Hunter Hill. Strategy to address housing supply target by 2040.	Complete Local Housing Strategy, to meet statutory timeframes. <b>&gt; Short term</b> Implement planning response to Local Housing Strategy, including any LEP and DCP amendment. <b>&gt; Medium</b> Monitor delivery of 0-6 year housing target (150 dwellings). <b>&gt; Short term</b> Liaise/work with GSC on mid-range (7-12 years) housing targets. <b>&gt; Medium term</b> Liaise/work with NSW Government agencies and other stakeholders when undertaking the Local Housing Strategy. <b>&gt; Short term, Ongoing</b> Monitor dwelling approvals and completions. <b>&gt; Short term</b>	N5 – Housing the city N12 – A well connected city	<b>Focus on the Community</b> Enhance the health and sense of wellbeing of the community at all life stages. <b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned commercial areas, village centres and neighbourhoods.



ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
LIVEABILITY			
3. Undertake a Housing Strategy to anticipate and provide for the residential growth of Hunters Hill by 2040.			
<p><b>3.2.</b> In conjunction with 3.1, investigate ageing and disability housing needs, to support ageing in place and community health and wellbeing outcomes.</p>	<p>Complete research, including Housing Needs Study to assess housing types that will meet the needs of the cohort.</p> <p><b>&gt; Short term</b></p> <p>Utilise the research in conjunction with Action 3.1.</p> <p><b>&gt; Short term</b></p> <p>Liaise/work with NSW Government agencies and other stakeholders in undertaking the research.</p> <p><b>&gt; Short term, Ongoing</b></p> <p>Liaise/work with NSW Government to maintain existing social housing in area and to review mix and future needs.</p> <p><b>&gt; Short term, Ongoing</b></p> <p>NSW Government social housing stock retained area.</p> <p><b>&gt; Ongoing</b></p>	<p>N3 – A city for people</p> <p>N5 – Housing the city</p>	<p><b>Focus on the Community</b></p> <p>Enhance the health and sense of wellbeing of the community at all life stages.</p> <p>Provide accessible services and facilities to residents of all abilities.</p> <p><b>Maintain Character &amp; Manage Growth Planning</b></p> <p>Well planned commercial areas, village centres and neighbourhoods.</p>
<p><b>3.3.</b> In conjunction with 3.1, investigate affordable housing needs and develop a target for the provision of this housing in conjunction with any new housing development.</p>	<p>Complete research, including Housing Needs Study to assess housing types that will meet the needs of the cohort.</p> <p><b>&gt; Short term</b></p> <p>Utilise the research in conjunction with Action 3.1.</p> <p><b>&gt; Short term</b></p> <p>Liaise/work with NSW Government agencies and stakeholders in undertaking the research.</p> <p><b>&gt; Short term, Ongoing</b></p> <p>Targets for affordable housing provision with any new housing development set and DCP amended.</p> <p><b>&gt; Short term</b></p> <p>Liaise/work with NSW Government to maintain existing social housing to ensure a social mix and diversity.</p> <p><b>&gt; Short Term, Ongoing</b></p> <p>Collaborate with North District councils on options for a District Affordable Plan, and if supported approach the NSW Government.</p> <p><b>&gt; Medium term</b></p>	<p>N3 – A city for people</p> <p>N5 – Housing the city</p>	<p><b>Focus on the Community</b></p> <p>Enhance the health and sense of wellbeing of the community at all life stages.</p> <p><b>Maintain Character &amp; Manage Growth Planning</b></p> <p>Maintain character and amenity of area.</p> <p>Well planned commercial areas, village centres and neighbourhoods.</p>
<p><b>3.4.</b> In conjunction with 3.1 and 6.2 work with NSW Government, to deliver a housing, community, cultural and recreational solution for the former Gladesville Hospital site.</p>	<p>Establish regular communication with the Department of Health and Department of Planning, Industry and Environment to understand the re-development timeframe for the site, including the timing of the conservation management plan and community engagement.</p> <p><b>&gt; Medium term, Ongoing</b></p> <p>Participate on any steering committee or working group.</p> <p><b>&gt; Ongoing</b></p>	<p>N2 – A collaborative city</p> <p>N3 and N4 – A city for people</p> <p>N5 – Housing the city</p> <p>N6 – A city of great places</p>	<p><b>Maintain Character &amp; Manage Growth Planning</b></p> <p>Maintain character and amenity of area.</p> <p>Well planned commercial areas, village centres and neighbourhoods.</p> <p>Public places are vibrant and active.</p>

ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>LIVEABILITY</b>			
<b>4. Provide land use planning framework to support community needs and aspirations.</b>			
<b>4.1.</b> Prepare Statement of Heritage Significance for the Heritage Conservation Areas to reinforce the heritage values of Hunters Hill and support the heritage conservation provisions of the North District Plan and Hunters Hill LEP and LEP Review.	Complete Statement of Heritage Significance for Conservation Areas. <b>&gt; Short term</b> Adopt Statement of Heritage Significance by Council. <b>&gt; Short term</b> Utilise Statement of Heritage Significance in development application process and with management of Council lands. <b>&gt; Ongoing</b>	N6 – A city of great places N17 – A city in its landscape	<b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned commercial areas, village centres and neighbourhoods.
<b>4.2.</b> Review and amend the Hunters Hill DCP, to ensure development controls preserve the character and amenity of Hunters Hill and promote best practice design to support the LEP Review.	Complete review of DCP and prepare amendment to DCP. <b>&gt; Short term</b> Adopt amendment to DCP by Council. <b>&gt; Short term</b> Utilise adopted DCP in development application process. <b>&gt; Ongoing</b>	N6 – A city of great places N17 – A city in its landscape	<b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned accessible foreshore access. Well planned commercial areas, village centres and neighbourhoods.
<b>4.3.</b> Prepare a SEPP 70 Affordable Housing Contribution Scheme for Hunters Hill LGA to provide a mechanism for the delivery of local affordable housing.	Research and prepare a SEPP 70 Affordable Housing Contribution Scheme for the area, to enable a mechanism for the delivery of local affordable housing. <b>&gt; Medium term</b> Council considers adopting the Draft SEPP 70 Affordable Housing Scheme for adoption. <b>&gt; Medium term</b>	N5 – Housing the city	<b>Focus on the Community</b> Support services and facilities that are child, youth, family and age friendly. Provide accessible services and facilities to residents of all abilities. <b>Maintain Character &amp; Manage Growth Planning</b> Well planned commercial areas, village centres and neighbourhoods.
<b>4.4.</b> Focus new dwelling growth on Gladesville Town Centre and Hunters Hill Village.	Progress any new dwelling growth in Gladesville Town Centre and Hunters Hill Village, via strategic planning activities and planning enquiries. <b>&gt; Ongoing</b>	N5 – Housing the city	<b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned commercial areas, village centres and neighbourhoods.
<b>4.5.</b> Prepare a masterplan for key sites in Gladesville Town Centre to focus residential growth and provide design, infrastructure and access guidance.	Complete Masterplan for the Commercial Core of Gladesville, to support and focus growth in the town centre <b>&gt; Short term</b> Review and refinement of development controls for Gladesville Town Centre in the DCP and proposed amendment prepared. <b>&gt; Short term</b>	N5 – Housing the city N6 – A city of great places	<b>Focus on the Community</b> Provide accessible services and facilities to residents of all abilities. <b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned commercial areas, village centres and neighbourhoods.



ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>LIVEABILITY</b>			
<b>4. Provide land use planning framework to support community needs and aspirations.</b>			
<b>4.6.</b> Prepare Local Character Statement for lands not part of a conservation area, to reinforce the garden-suburb values of Hunters Hill and support the local character provisions of Hunters Hill LEP and the LEP Review.	Liaise/work with GSC on the parameters of Character Statements. <b>&gt; Short term</b> Complete the Local Character Statement. <b>&gt; Short term</b> Adoption of the Local Character Statement by Council. <b>&gt; Short term</b> Utilise the Local Character Statement in development application process and with management of Council lands. <b>&gt; Ongoing</b>	N6 – A city of great places N17 – A city in its landscape	<b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned commercial areas, village centres and neighbourhoods.
<b>5. Provide a caring and safe community where healthy activities are encouraged to promote a strong sense of community and connection among residents by 2040</b>			
<b>5.1.</b> Undertake regular research, to support an understanding of the community's needs and expectations in relation to community services and facilities.	Undertake research on a range of matters, to inform key issues for the area. <b>&gt; Short term, Ongoing</b> Liaise/work with stakeholders on relevant matters to help inform and understand the complexity of matters e.g. community, social and affordable housing. <b>&gt; Short term, Ongoing</b> Utilise surveys to help inform key matters of interest. <b>&gt; Ongoing</b>	N3 and N4 – A city for people N5 – Housing Choice N6 – A city of great places	<b>Focus on the Community</b> Sense of belonging and connection to the local community. Cultural and social plans reflect community needs. Place where people feel safe. Maintain Character & Manage Growth Planning. Well planned commercial areas, village centres and neighbourhoods.
<b>5.2.</b> Promote and celebrate an understanding of our local character and cultural heritage (Aboriginal and Torres Strait Islander People and European) to residents and a broader audience, including the history of the former Gladesville Hospital.	Undertake Community Events Program for 2020. <b>&gt; Short term</b> Review scope of Community Events Program to address action focus. <b>&gt; Short term</b> Liaise/work with stakeholders to explore event ideas to broaden audience base. <b>&gt; Short term</b> Explore hosting an event in Heritage Week 2021. <b>&gt; Short term</b> Continue to deliver Gladesville place initiatives, that incorporate activities an understanding of our cultural heritage, including art and cultural projects celebrating Banjo Patterson and the like. <b>&gt; Short term, Ongoing</b> Deliver an Arts and Cultural Program that includes art exhibitions. <b>&gt; Short term</b>	N4 – A city for people N6 – A city of great places N17 – A city in its landscape	<b>Focus on the Community</b> Provide a diverse and well supported arts and cultural program. Build social networks and cohesion. Public places are vibrant and active. <b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned commercial areas, village centres and neighbourhoods. Manage & Preserve our Environment. Recognise Aboriginal Cultural connections and heritage .

ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>LIVEABILITY</b>			
<b>6. Work with community and local stakeholders to develop places for business and community interaction.</b>			
<p><b>6.1.</b> Use place-making initiatives for centres and villages and key sites i.e. Gladesville, Hunters Hill, Boronia Park and Gladesville Hospital precinct. Gladesville Town Centre is the priority for place-making initiatives. Collaborate with City of Ryde Council on place-making initiatives for Gladesville Town Centre and Boronia Park Village (shared centres).</p>	<p>Integrate and utilise place-making principals in land use planning documents (DCP), works programs and PoMS, to support place making.</p> <p><b>&gt; Short term, Ongoing</b></p> <p>Continue to liaise/work with City of Ryde Council to progress place making initiatives at Gladesville and Boronia Park.</p> <p><b>&gt; Ongoing</b></p> <p>Council officer to meet with City of Ryde officer to establish a place-making initiatives program for 2020-21, and subsequent years.</p> <p><b>&gt; Short term</b></p> <p>Continue to implement the Draft Action Plan for Improving the Commercial Core of Gladesville.</p> <p>Attend the Gladesville Main Street Committee meetings to engage the business community in place making initiatives.</p> <p><b>&gt;Short term</b></p> <p>Review and develop place making implementation plans for other centres, villages and key sites.</p> <p><b>&gt; Medium term</b></p>	<p>N3 – A city for people</p> <p>N9 – Jobs and skills for the city</p> <p>N17 – A city in its landscape</p>	<p><b>Focus on the Community</b></p> <p>Build social networks and cohesion. Library service is well organised and well supported.</p> <p>Place where people feel safe.</p> <p>Build social networks and cohesion.</p> <p><b>Maintain Character &amp; Manage Growth Planning</b></p> <p>Maintain character and amenity of area.</p> <p>Well planned commercial areas, village centres and neighbourhoods.</p> <p>Public places are vibrant and active.</p> <p><b>Making Getting Around Easier</b></p> <p>Asset Management Plans meet community and legislative guidelines.</p>
<p><b>6.2.</b> Prepare a masterplan for Gladesville Hospital Precinct (south of Victoria Road, Gladesville and including the former Gladesville Hospital site), to address an overall precinct vision and the relationship of the former Gladesville Hospital site with other lands uses in the precinct.</p>	<p>Investigate and prepare Precinct Masterplan.</p> <p><b>&gt; Medium term</b></p> <p>Precinct Masterplan adopted by Council.</p> <p><b>&gt; Medium term</b></p> <p>Implement this Masterplan with the development application process and use to help focus consultations with the NSW Government on the former Gladesville Hospital site.</p> <p><b>&gt; Medium term</b></p> <p>Liaise/work with stakeholders to help inform development of the masterplan.</p> <p><b>&gt; Medium term</b></p>	<p>N4 – A city for people</p> <p>N6 – A city of great places for people</p>	<p><b>Focus on the Community</b></p> <p>Encourage a sense of belonging and connection to local community.</p> <p>Place where people feel safe</p> <p>Public places are vibrant and active.</p> <p><b>Maintain Character &amp; Manage Growth Planning</b></p> <p>Maintain character and amenity of area.</p> <p>Well planned commercial areas, village centres and neighbourhoods.</p> <p>Public places are vibrant and active.</p>



ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>PRODUCTIVITY</b>			
<b>7. Encourage the development of local centres to support business and provide focal centres for the community.</b>			
<b>7.1.</b> Focus on improved development outcomes for the Gladesville Town Centre and Hunters Hill Village as the priority centres for business and community places. Incorporate adaptable business spaces, evolving technology and sustainable practises into the business environment e.g. hubs, multipurpose premises.	Continue to implement the Draft Action Plan for Improving the Commercial Core of Gladesville. <b>&gt; Short term</b> Continue to implement the Hunters Hill Village Landscape Improvement Program. <b>&gt; Short term</b>	N4 – A city for people N6 – A city of great places for people	<b>Focus on the Community</b> Encourage a sense of belonging and connection to local community. A place where people feel safe. Public places are vibrant and active. <b>Maintain Character &amp; Manage Growth Planning</b> Well planned commercial areas, village centres and neighbourhoods. Public places are vibrant and active.
<b>7.2.</b> Investigate the provision of active transport options (bicycles/ walking), to support improved connections to local centres and public transport nodes (ferries and buses) and throughout Hunters Hill for recreation, health and wellbeing.	Prepare and complete Bicycle Strategy (2020-21, Contribution Plan). <b>&gt; Short term</b> Bicycle Strategy adopted by Council. <b>&gt; Short term</b> Implement Bicycle Strategy. <b>&gt; Medium term</b> Liaise/work with City of Canada Bay Council to develop connections between the two areas cycle plans to improve local and regional connectivity and active transport options. <b>&gt; Short term</b>	N3 – A city for people	<b>Focus on the Community</b> Sense of belonging and connection to the local community. <b>Making Getting Around Easier</b> Footpaths are accessible, safe and connected. Network of safe and linked cycle paths.
<b>7.3.</b> Review off-street car parking requirements for new developments adjacent to public transport nodes to support employment and business growth opportunities, and a walkable-city for health and wellbeing benefits.	Complete review of DCP and prepare amendment to the DCP. <b>&gt; Short term</b> Amendment to DCP adopted by Council. <b>&gt; Short term</b> Utilise adopted DCP in development application process. <b>&gt; Ongoing</b>	N12 and N14 – A well connected city	<b>Maintain Character &amp; Manage Growth Planning</b> Well planned commercial areas, village centres and neighbourhoods. <b>Making Getting Around Easier</b> Parking to support the needs of our community.
<b>7.4.</b> Investigate opportunities to improve the connections and access between the Hunters Hill LGA and key centres of the North District e.g. Gladesville, North Ryde, Chatswood, Macquarie Park and Eastern Harbour CBD, to foster business connection and centre promotion.	Investigate opportunities to improve connections between Hunters Hill and other parts of the North District to inform advocacy with GSC and NSW Government authorities and agencies. Undertaken in conjunction with Action 1.4. <b>&gt; Medium term, ongoing</b>	N4 – A city of people N14 – A well connected city	<b>Maintain Character &amp; Manage Growth Planning</b> Well planned commercial areas, village centres and neighbourhoods. <b>Making Getting Around Easier</b> Roads are well maintained. Network or safe and linked cycle paths. Road congestion and safety is improved.

ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>SUSTAINABILITY</b>			
<b>8. Maintain and enhance the natural and built heritage character of Hunters Hill.</b>			
<b>8.1.</b> Review and amend the Hunters Hill DCP, to clarify and reinforce development controls addressing the garden-suburb concept, view scapes and character statements, which support the rich character and sense of place in Hunters Hill LGA.	Complete review of DCP and prepare amendment to the DCP. <b>&gt; Short term</b> Amendment to DCP adopted by Council. <b>&gt; Short term</b> Utilise adopted DCP in development application process. <b>&gt; Ongoing</b>	N6 – A city of great places N16 and N17 – A city in its landscape	<b>Focus on the Community</b> Sense of belonging and connection to the local community. <b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned commercial areas, village centres and neighbourhoods. Public places are vibrant and active.
<b>8.2.</b> Review and amend the Hunters Hill DCP, to provide development controls to address the new waste management requirements of the NSW EPA.	Complete review of DCP and prepare amendment to the DCP. <b>&gt; Short term</b> Amendment to DCP adopted by Council. <b>&gt; Short term</b> Utilise adopted DCP in development application process. <b>&gt; Ongoing</b>	N21 – An efficient city	<b>Maintain Character &amp; Manage Growth Planning</b> Well planned commercial areas, village centres and neighbourhoods. Monitor compliance with environmental controls and standards.
<b>8.3.</b> Review Heritage Program and update heritage planning documents and resources, to ensure best-practise heritage management approach is in place to support the District Plan and Hunters Hill LEP and support the LSPS vision.	Undertake comprehensive review of the heritage program and prepare report to advise Council. <b>&gt; Short term</b> Development Action Plan to address updating the Heritage Program. <b>&gt; Short term</b>	N6 – A city of great places N17 – A city in its landscape	<b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Well planned commercial areas, village centres and neighbourhoods. Public places are vibrant and active.
<b>8.4.</b> Promote waste and recycling outcomes that are safe, efficient, cost effective, maximise recycling, and that contribute to the built form and liveability of the community.	Action incorporated into the activities of the Waste Officer. <b>&gt; Short term, Ongoing</b>	N21 – An efficient city	<b>Manage &amp; Preserve our Environment</b> Leader in sustainability by responding to pressures facing our natural environment. Validate benefits of sustainable living and supports advanced approached to resource e recovery. Our natural environment is protected and enhanced for future generations.

ACTION	MEASURE	LINK TO: NORTH DISTRICT PLAN'S 10 DIRECTIONS	LINK TO: HUNTERS HILL CSP 2018-2028 > Strategic Directions & Actions
<b>SUSTAINABILITY</b>			
<b>8. Maintain and enhance the natural and built heritage character of Hunters Hill.</b>			
<b>8.5.</b> Investigate opportunities for improved stormwater management and work with the Parramatta River Catchment Group to improve the health and sustainability of the river catchment.	Liaise/work with the Parramatta River Catchment Group to investigate opportunities to improve stormwater management in the area. <b>&gt; Medium term</b> Report investigation outcomes to Council. <b>&gt; Medium term</b>	N21 – An efficient city	<b>Maintain Character &amp; Manage Growth Planning</b> Monitor compliance with environmental controls and standards. <b>Manage &amp; Preserve our Environment</b> Leader in sustainability by responding to pressures facing our natural environment. Our natural environment is protected and enhanced for future generations.
<b>8.6.</b> Develop and implement strategies to improve the public domain in line with sustainable practices and community expectations e.g. LED street light program for energy efficiency, e-car technology, biodiversity.	Continue implementing the Energy Efficiency Program e.g. energy efficient lighting. <b>&gt; Short term, Medium term, Ongoing</b>	N16 – A city in its landscape N21 – An efficient city N22 – A Resilient city	<b>Maintain Character &amp; Manage Growth Planning</b> Maintain character and amenity of area. Public places are vibrant and active. <b>Manage &amp; Preserve our Environment</b> Leader in sustainability by responding to pressures facing our natural environment. Our natural environment is protected and enhanced for future generations.
<b>8.7.</b> Expand the urban tree canopy in the public domain to support the Greater Sydney Green Grid. Explore and expand the provision of trees on private lands at the development stage to support the Greater Sydney Green Grid.	Complete review of existing street tree planting program and prepare new expanded program to support the Green Grid in the North District Plan. <b>&gt; Short term</b> New Street Tree Program considered in the annual budget process. <b>&gt; Short term</b> Review current street tree planting practice and prepare Street Tree Planting Policy. <b>&gt; Short term</b>	N19 – A city in its landscape	<b>Manage &amp; Preserve our Environment</b> Leader in sustainability by responding to pressures facing our natural environment Our natural environment is protected and enhanced for future generations.







# GLOSSARY

<b>Actions</b>	Steps Hunter's Hill Council will take to help realise the visions described in the Local Strategic Planning Statement.
<b>Community Strategic Plan (CSP) 2018</b>	A plan for the Hunters Hill LGA, by the people of Hunters Hill. It is the product of extensive consultation and reflects the community's views on what they want Hunters Hill to be like in ten years' time.
<b>Conservation Management Plan</b>	This document guides management of heritage items and properties located in conservation areas.
<b>Development Control Plan (DCP)</b>	Provides guidelines and objectives for people who wish to carry out development in Hunters Hill LGA.
<b>Employment Lands</b>	Lands zoned for industrial, business or similar purposes, but not residential purposes.
<b>Environmental Planning and Assessment Act 1979</b>	This is the main piece of legislation for land use planning throughout NSW. It is under the authority of the NSW Government and sets out the legal requirements for the preparation and implementation of planning documents such as the Local Strategic Planning Statement and the Local Environmental Plan.
<b>Greater Sydney Commission (GSC)</b>	The State government planning body in charge of coordinating strategic plans across Greater Sydney.
<b>Green Grid</b>	A planned network of green spaces (such as tree-lined streets, urban bushland, tree cover or green roofs) that connects communities to the natural landscape.
<b>Local Housing Strategy</b>	A plan outlining how Hunter's Hill Council proposes to meet projected future housing needs. It outlines the types, amount, location and timing for housing.
<b>Inner City</b>	Refers to the inner-ring suburbs of Sydney in terms of the Housing market.
<b>Innovation Precinct</b>	An area containing a special mix of business, collaboration and education spaces, designed to help people work together to produce creative new ideas, services and products.
<b>Local Environmental Plan (LEP)</b>	The principal planning instrument for areas within the Hunters Hill LGA. It will be the mechanism for implementing the Local Strategic Planning Statement and sets permissible land uses, development capacity and other key matters.
<b>Local Government Area (LGA)</b>	For the purposes of this document, the term Local Government Area or LGA refers to the area of Hunter's Hill Council, also referred to as the Municipality of Hunters Hill.
<b>Local Strategic Planning Statement (LSPS)</b>	A 20-year plan setting out Council's land use and infrastructure planning vision and priorities for the Hunters Hill LGA. It sets out Council's policies in relation to Planning Proposals for land use change and supporting infrastructure, and the actions Council will take to achieve the vision and priorities. It bridges the space between the Community Strategic Plan and the local planning framework.
<b>Low Rise</b>	Buildings having a few storeys above ground, typically with a two or three storey visual presentation and up to 4 storeys.
<b>Low Scale</b>	In relation to residential areas, means a visual appearance of one or two storeys when viewed from surrounding areas.

<b>Mainstreet Programs</b>	These are collaborative projects which bring together landowners, businesses, council and other stakeholders to develop a cohesive vision for individual mainstreet areas.
<b>Mid Rise</b>	Buildings higher than low rise, but still within a 'human scale' that is relatable from public spaces, typically between 5 storeys and 12 storeys depending on the location in relation to context.
<b>North District Plan</b>	This is the strategic plan created by the Greater Sydney Commission for the North District of Sydney, including Hunters Hill and the surrounding local government areas of Hornsby, Ku-ring-gai, Lane Cove, Northern Beaches, North Sydney, Mosman, Willoughby and Ryde. This Local Strategic Planning Statement gives effect to and assists the implementation of the North District Plan.
<b>Parramatta River Catchment Group</b>	An alliance of councils, government agencies and community groups who are working together to improve the Parramatta River and the creeks that flow into it. In 2018, the group released the Parramatta River Masterplan.
<b>Peninsular</b>	Refers to the area of Hunters Hill LGA east of Burns Bay Road, being land surrounded mostly by water with only one main road connection in and out by vehicle, and serviced by ferry services.
<b>Planning Priority</b>	A specific goal of the Local Strategic Planning Statement, accompanied by actions to achieve it.
<b>Planning Proposal</b>	An proposal to amend the Local Environmental Plan in relation to zonings, height and other planning provisions, it is a document that explains the intended effect of a proposed Local Environmental Plan (LEP) and sets out the justification for making that plan.
<b>Planning Proposal Request</b>	An application (often referred to as a rezoning application) to prepare a planning proposal to amend the Local Environmental Plan in relation to zonings, height and other planning provisions. These are considered and assessed by Council for their strategic merit and require approval from the NSW DPIE.
<b>Resilience</b>	Resilience is about the capacity of Hunters Hill to adapt and thrive in the face of challenges. This includes environmental challenges (such as heatwaves or floods) and non-environmental challenges such as epidemics or economic crises.
<b>Structure Plan</b>	A map showing key infrastructure, land uses and location throughout Hunters Hill LGA or within a particular precinct. These can be general overviews or specific to an issue (such as transport networks or open space). Future structure plans show Council's future vision for Hunters Hill or a precinct in a map format.
<b>Suburban</b>	Relates to the characteristic of a suburb of the city, being a separate residential area with its own facilities and predominantly low scale detached housing.
<b>Targets</b>	Council will use Local Strategic Planning Statement targets to make sure we're on track to achieve the 20-year vision.
<b>Town Centre</b>	The main shopping, business and entertainment centre for the local area, anchored by a supermarket and public meeting spaces, with a range of housing and jobs that have greater access to public transport and are properly integrated with existing and planned infrastructure.
<b>Urban Heat Island Effects</b>	Higher air temperatures in urban areas than in surrounding non-urban areas.
<b>Village Centre</b>	A small centre that provides daily convenience to the immediate neighbourhood, typically with a small number of shops and restaurants. Larger village centres may also have a small supermarket and community facilities.
<b>Vision/Vision Statements</b>	An articulation of Council's desire for the future, which aims to reflect how the community wants Hunters Hill to look, feel and function.

For the definition of other terms used within this document, refer to the Greater Sydney Commission North District Plan and Macquarie Dictionary of Australia.



# APPENDIX 1: CSP CONSULTATION FINDINGS

## COMMUNITY STRATEGIC PLAN CONSULTATION FINDINGS

Council reviewed and adopted its CSP for the 2018–28 period. It included a comprehensive community engagement process that took place between June 2017 and March 2018. Given the currency of the CSP, community consultation work and the timing of the LSPS process, the findings were used as the basis for the draft vision and planning priorities for the LSPS.

Council is also undertaking ongoing community engagement work and findings from this process are being included in the LSPS process. Place Partners is undertaking this work between March and September 2019, and will produce place-analysis knowledge for the centres of Gladesville, Hunters Hill Village, Boronia Park Village and Woolwich Corner/Garibaldi Inn Corner to inform their future growth and change.

The community consultation for the CSP was based on Council's Community Engagement Strategy, and included:

- 'Your Voice' online survey
- 'Your Voice' reply paid postcard survey
- Youth Survey
- School workshops
- Social media posts
- Focus groups
- Advertisements in local newspapers
- Council newsletters
- Message from the Mayor
- Major local events hosted by Council
- Phone surveys
- Web feedback
- Community satisfaction survey
- Councillor feedback
- Community research survey into community issues, priorities, wellbeing indicators and satisfaction with Council services (2017)\*
- Community needs research and analysis with community organisations (2017)\*
- Local business surveys (2017)
- Seniors Well Being survey (2017)
- Youth workshops (2017)
- Community planning workshops with residents from five Council wards (2017)\*

- Opt-in online survey for all Hunters Hill residents and businesses (2017/18)
- Hard copy surveys for library users

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

The feedback and top priorities from the community for the CSP were:

- Focus on the community
- Maintain character and manage growth planning
- Manage and preserve our environment
- Make getting around easier
- Leadership and governance
- Make it easier and safer for people to move around
- Provide services and facilities for older people
- Provide services, facilities and things to do for young people
- Improve our centres including more daytime and night time activities
- Ensure high quality urban design for new development
- Increase housing choice and affordability
- Bring our diverse community together through events and places to meet
- Protect the natural environment such as bushland and waterways
- Protect heritage buildings and historic places
- Provide more information on Council services and plans.

## 2018 'YOUR PLACE' PRECINCT MEETINGS

The 'Your Place' Precinct Meetings were developed as an outcome of the consultation process for the CSP. The meetings were conducted between October and December 2018 focusing on five locations (that have a focus in the community, not necessarily aligned to suburbs) in the LGA:

- Boronia Park
- Henley/Huntleys Point/Huntleys Cove
- Woolwich
- Hunters Hill
- Gladesville

Council was keen to listen to feedback on places and ideas to make them better. Two key questions were posed:

- 1. What do you like about your place?*
- 2. What could be improved in your place?*

Feedback was reviewed against the CSP's five key themes, and has and will inform Council's works, in partnership with the community and participants in the 'Your Place' Precinct Meetings.

- 1. Focus on the Community*
- 2. Maintain Character & Manage Growth Planning*
- 3. Manage & Preserve our Environment*
- 4. Making Getting Around Easier*
- 5. Leadership & Governance*

#### **AREA-WIDE FEEDBACK FROM PRECINCT MEETINGS**

The feedback from the 2018 precinct meetings was wide ranging and Council is progressively responding to the matters in its daily operations and activities. Those that relate to land use planning activities are addressed in the LSPS process.

Area-wide feedback comments covered the following themes:

- Promotion and community connections
- Events
- Community facilities and spaces
- Sense of community and place
- Amenity
- Built environment and heritage
- Place specific feedback – Gladesville
- Trees and landscaping
- Waterways and storm water management
- Bushland
- Indigenous history of the area
- Local traffic management
- Public transport and regional roads

#### *Focus on community*

- Promotion and community connections
- Events
- Community facilities and spaces
- Place specific feedback:
  - Boronia Park
  - Figtree Park (Hunters Hill)
  - Riverglade Reserve and The Priory
  - Henley Bowling Club
- Sense of community and place

#### *Maintain Character and Manage Growth Planning*

- Amenity
- The built environment and heritage
- Place specific feedback:
  - Gladesville

#### *Manage and preserve our environment*

- Trees and landscaping
- Waterways and storm water management
- Cleanliness
- Bushland
- Indigenous history of the area

#### *Make getting around easier*

- Boat trailers in local streets
- Local traffic management
- Public transport and regional roads
- Footpaths and connectivity

#### *Leadership and Governance*

- Process and systems
- Advocacy
- Communication
- Financial sustainability

#### **LOCATION-BASED FEEDBACK FROM PRECINCT MEETINGS**

**Gladesville Town Centre** – Community feedback asked us to focus on:

- Retaining the sense of place by telling the stories of the place, through display, activities and walks like the history of the Gladesville Hospital and the cultural history of Aboriginal and Torres Strait Islander People and European arrival.

- Maintain the character of Gladesville and manage growth by protecting heritage along Victoria Road, controlling over-development of sites, using Masterplans for key development sites to outline the built vision, and planning for population growth in Gladesville.
- Maintain the character of Gladesville by improving the presentation of the area through public domain improvements.
- Making getting around easier by retaining and improving public transport service options and connections to regional transport, like bus and ferries to the wharfs or even a new wharf option near Banjo Patterson Cottage.

**Hunters Hill Village** – Community feedback asked us to focus on:

- Maintain the character of Hunters Hill and Fig Tree Park by improving the presentation and use of the area through regular public domain improvements and activities and services, like community gardens, playgrounds for children, maintaining parks and reserves and retaining the croquet club.
- Maintain the ‘sense of community’ of Hunters Hill by improving its connectivity and access as it is divided by the overpass.
- Maintain the character of Hunters Hill and manage growth by protecting heritage cottages on Gladesville Road, controlling over-development of sites, addressing development impacts on community assets, like Figtree Park, progressing the future of The Priory site.

**Boronia Park** – Community feedback asked us to focus on:

- Maintain the character of Boronia Park by improving the presentation and use of the area through regular public domain improvements and activities and services, like inclusive playground and dog friendly, accessible toilets and community groups’ storage at Boronia Park.

**Woolwich Corner Village and Garibaldi Village** – Community feedback asked us to focus on:

- Maintain the character of Woolwich by maintaining Woolwich Park and Woolwich Baths, and improve the amenity of the Dock area
- Managing growth planning in Woolwich with more restaurants, cafes and shops
- Manage and preserve waterways and stormwater management
- Public transport and regional roads
- Ensure no lost ferry services (inter district and Eastern Harbour CBD connectivity)

## PLACE ANALYSIS OF CENTRES

Besides the precinct meetings, ‘Place Analysis’ work based on five locations in the LGA also provided initial information for a planning approach to our centres/ villages. Place analysis was undertaken between March and October 2019, and provided another layer of knowledge about our community’s aspirations and values for places e.g. its unique history, character and usage. In the place analysis work, four key questions are posed for each centre:

*Q. What is your 20 year vision for land use in the local area?*

*Q. What are the special characteristics which contribute to a local identity?*

*Q. What are the (community) values you want maintained and enhanced?*

*Q. How do you want growth and change to be managed into the future?*

The Place Analysis will also include: place score analysis by precinct, focus groups, reconnecting with residents who attended the 2018 precinct meetings and online surveys. The analysis will be promoted through Council email databases and the use of social media platforms, e.g. #YourVoice.

The place analysis work will be presented concurrently to the community with the LSPS’s public exhibition, subject to this works program having no unforeseen delays.





# APPENDIX 2:

## LSPS CONSULTATION PROGRAM

**TABLE 3: BACKGROUND – COMMUNITY ENGAGEMENT FOR THE LSPS**

DRAFT LSPS CONSULTATION PROGRAM		
MARCH TO OCTOBER 2019		
<b>Council consultation</b>		
Councillor Briefings		March onwards
Council Reporting		March onwards
<b>Community consultation</b>		
<b>Council website</b>	LSPS page on Council's website	Mid-September onwards
<b>Council website</b>	Online project survey	September/October
<b>Print media</b>	Advertisement in local papers e.g. The Weekly Times	September/October
<b>Social media</b>	Facebook and Twitter postings	September/October
<b>Email databases</b>	Council group (general) Project group e.g. Community Strategic Plan, Precincts, Main Street Service interest groups e.g. community, open space Special interest groups e.g. Gladesville Shopping Centre planning proposal	September/October
<b>Rates Notice</b>	Item in Quarterly Newsletter	October
<b>Newsletter</b>	Gladesville Town Centre/Main Street Newsletter	September/October
<b>Community Strategic Plan – Engagement</b>	Precinct Focus Meetings – email database for groups	September/October
	Precinct Focus Meetings – Place Partners' Place Score and Care Factor work for precincts/centres/villages. <i>*Incorporate Place Partner's work into LSPS consultation e.g. workshops, pop up kiosks</i>	March to October
<b>Project consultation</b>		
<b>Promotion</b>	Fact Sheet and FAQ	Mid-September onwards
	Project Survey – hard copy (to support online survey)	September/October
	Greater Sydney Commission website – LSPS Tracker	Mid-September onwards
	Project collaborators website and newsletters e.g. Gladesville Chamber of Commerce	September/October
<b>Workshop</b>	Gladesville Centre – with Gladesville Main Street Committee, Chamber of Commerce, City of Ryde Council	Thursday 26 September Wednesday 25 September
	Hunters Hill Village – with Hunters Hill Main Street Committee	
<b>Pop Up Kiosk</b>	Gladesville Town Centre/precinct and Henley/Huntleys Point precinct	Saturday 21 September
	Woolwich Corner and Garibaldi Inn Corner precinct	Thursday 26 September
	Boronia Park centre/precinct	Thursday 19 September
	Hunters Hill Village/precinct	Saturday 28 September

# APPENDIX 3:

## LSPS 20 YEAR VISION

### – VISION DEVELOPMENT

The process for the development of the LSPS 20 year vision is outlined below.

The LSPS's LGA-wide land use vision builds on the 10-year future vision of the CSP developed from community consultation and feedback provided during the development of the CSP. While the CSP focused on LGA-wide matters it did consider the broader regional content since Hunters Hill is reliant on adjacent LGAs for accessing and engaging with Greater Sydney.

The CSP 10-year vision is:

**To protect and enhance the integrity, character and visual amenity of the Hunters Hill LGA through leadership, community involvement and the pursuit of excellence.**

The CSP vision as the building block for the LSPS 20-year vision was endorsed in the LSPS Assurance Health Check with the NSW Government (8 April 2019).

The following outcomes from the community feedback received on the CSP have guided land use planning priorities for the LSPS vision, along with a desire to adopt place-making initiatives to activate key centres and sites in the LGA.

1. Focus on the community
2. Maintain character and manage growth planning
3. Manage and preserve our environment
4. Making getting around easier
5. Leadership and governance

The LSPS's LGA-wide land use vision also builds on the North District's Ten Directions and the four themes of the GSRP. Hunters Hill's purpose in the North District Plan is a LGA that provides incremental growth in residential and economic land uses, while protecting and enhancing the natural and built character of the area that is highly visual and which contributes to the amenity of Greater Sydney.

Hunters Hill LGA along with The Rocks, Woolloomooloo,

Macquarie Street, Surry Hills, Mosman, Daceyville, Burwood, Parramatta and Windsor are examples of locations in Greater Sydney that have high heritage and local character values that need to be preserved for the community's enjoyment as Greater Sydney grows.

The LSPS vision and the local planning priorities identified for Hunters Hill will enable Council to work with the community, stakeholders and the NSW Government authorities and agencies to retain and preserve the established character of Hunters Hill, while providing for some limited growth in line with community expectations, and best practice design guides and controls to retain the sense of place.

### VISION TESTING

The 20 year vision will be tested along with the planning priorities during the LSPS public exhibition period.

Place visions for our local centres and villages will also be tested during the LSPS public exhibition period.

### Gladesville Town Centre project group

Council's internal project group is working to align Council's operational activities, (works program and planning functions) with that of the LSPS to support Gladesville Town Centre as the priority centre for growth in Hunters Hill.

# APPENDIX 4: GLADESVILLE TOWN CENTRE - PLANNING STUDIES UNDERTAKEN TO DATE

**TABLE 4: GLADESVILLE TOWN CENTRE - PLANNING STUDIES UNDERTAKEN TO DATE**  
(SOME JOINTLY CONDUCTED WITH CITY OF RYDE COUNCIL)

NAME OF PLAN/STUDY	PREPARED BY	DATE
<b>Now undertaking Gladesville Master Plan - Stage 1 Review</b>	Hunter's Hill Council in consultation with City of Ryde Council	2019
<b>Future Gladesville (in conjunction with Place Partners) Rewriting of Chapter 4.4 Gladesville Village Centre of Hunters Hill Consolidated Development Control Plan 2013</b>	Hunter's Hill Council	2014
<b>Gladesville and Victoria Road Corridor Traffic Impact Assessment Update</b>	Hunter's Hill Council	2014
<b>Gladesville Town Centre Pedestrian Access and Mobility Plan</b>	ARUP for Hunter's Hill Council and City of Ryde Council	2014
<b>Age Friendly Gladesville Strategy</b>	Cred Community Planning Hunter's Hill Council and City of Ryde Council	2014
<b>Ryde Local Environmental Plan 2014 and Ryde Development Control Plan 2014</b>	City of Ryde Council	2014
<b>Hunters Hill Consolidated Development Control Plan 2013</b>	Hunter's Hill Council	2013
<b>Hunters Hill Local Environmental Plan 2012</b>	Hunter's Hill Council	2012
<b>Gladesville Village Centre Development Control Plan 2010</b>	Hunter's Hill Council	2010
<b>Local Environmental Plan 2010 (Gladesville Village Centre)</b>	Hunter's Hill Council	2010
<b>Gladesville Town Centres &amp; Victoria Road Development Control Plan 2010</b>	City of Ryde Council	2010
<b>Local Environmental Plan (Gladesville Town Centre and Victoria Road Corridor) 2010</b>	City of Ryde Council	2010
<b>Gladesville Town Centre Review of Controls for Block 21</b>	Brett Newbold Urban Planning for Hunter's Hill Council	2009
<b>Gladesville and Victoria Road Corridor Parking and Access Study</b>	TAR Technologies for Hunter's Hill Council and City of Ryde Council	2007
<b>Gladesville Town Centre Master Plan Economic Sustainability</b>	Hill PDA Consulting for Hunter's Hill Council and City of Ryde Council	2005
<b>Revitalising Gladesville Town Centre and Victoria Road Master Plan Report</b>	Annand Alcock Urban Design for Hunter's Hill Council and City of Ryde Council	2005
<b>The Gladesville Shops Heritage Assessment and Conservation Guidelines</b>	Paul Davies Heritage Consultants for Hunter's Hill Council and City of Ryde Council	2004



