

**ATTACHMENTS FOR: AGENDA NO. 6/19  
COUNCIL MEETING**

**Meeting Date:** Tuesday 25 June 2019  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde  
**Time:** 7.00pm

**ATTACHMENTS FOR COUNCIL MEETING**

**Item**

**9 PLANNING RYDE: DRAFT LOCAL STRATEGIC PLANNING  
STATEMENT**

Attachment 6 Alignment with North District Plan (Attachment 5)

# PLANNING RYDE

## Draft Local Strategic Planning Statement 2019

### Attachment 5

#### Alignment with North District Plan

## Table of Contents

1. Introduction	1
2. Alignment	1
Infrastructure & Collaboration	1
Liveability	2
Productivity	5
Sustainability	11

DRAFT

## Attachment 5 – Alignment with District Plan

### 1. Introduction

The tables in this attachment demonstrate how the Draft Local Strategic Planning Statement (LSPS) aligns with the Greater Sydney Commission’s North District Plan.

### 2. Alignment

Infrastructure & Collaboration		
District Plan Priorities	District Plan Actions	LSPS Priorities
N1 Planning for a city supported by infrastructure	1. Prioritise infrastructure investments to support the vision of <i>A Metropolis of Three Cities</i> .	C1, C7, CW1, CW2, CW3, CW4, CW5, M1, M6, M7, OS1, OS5, EM1, C3, C4, T1, T2
	2. Sequence growth across the three cities to promote north-south and east-west connections.	C1, IN1, M1, OS1, OS5, EM1, C3, C4, T1, T2
	3. Align forecast growth with infrastructure.	CW1, CW2, CW3, CW4, CW5, H1, IN1, M1, M6, M7, OS1, OS5, EM1, C3, C4, T1, T2
	4. Sequence infrastructure provision using a place-based approach.	C1, CW1, CW2, IN1, M1, M6, M7, OS1, OS2, EM1, C3, C4, T1, T2
	5. Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.	C1, CW1, CW2, CW3, CW4, CW5, CW6, M1, M6, M7, OS1, OS2, OS5, EM1, C3, C4, T1, T2
	6. Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.	C5, C6, C7, CW1, CW2, CW3, CW4, CW5, CW6, M1, M6, M7, OS2, EM1, C3, C4, T1, T2
N2 Working through collaboration	<del>7. Identify, prioritise and deliver Collaboration Areas.</del>	N/A
	<del>8. Undertake a collaboration role by providing expert advice on the significant district collaborations of St Leonards, Frenchs Forest and Macquarie Park.</del>	N/A

<b>Liveability</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
N3 Providing services and social infrastructure to meet people's changing needs	9. Deliver social infrastructure that reflects the needs of the community now and in the future.	C1, CW1, CW2, CW3, CW4, CW5, IN1, M1, M6, M7
	10. Optimise the use of available public land for social infrastructure.	C1, C7, CW1, CW2, CW3, CW4, CW5, CW6, IN1, M1, M6, M7
N4 Fostering healthy, creative, culturally rich and socially connected communities	11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none"> <li>a. Providing walkable places at a human scale with active street life</li> <li>b. Prioritising opportunities for people to walk, cycle and use public transport.</li> <li>c. Co-locating schools, health, aged care, sporting and cultural facilities</li> <li>d. Promoting local access to healthy fresh food and supporting local fresh food production.</li> </ul>	C1, C2, C5, C6, C7, D1, D2, D3, D4, E6, IN1, M1, M6, M7, OS1, OS2, OS5, C4
	12. Incorporate cultural and linguistic diversity in strategic planning and engagement	C6, CW4, D1, IN1
	13. Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.	C1, CW4, CW5, IN1, M1, M6, M7, OS1, OS2, EM1, C3, C4, T1, T2
	14. Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Lands Councils to better understand and support their economic aspirations as they relate to land use planning.	C6, CW4, CW5, OS4
	15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including: <ul style="list-style-type: none"> <li>a. Arts enterprises and facilities, and creative industries</li> <li>b. Interim and temporary uses</li> <li>c. Appropriate development of the night-time economy</li> </ul>	C6, CW6, CW9, EM2, M2, EM3
	16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	C1, C5, C6, C7, CW4, CW5, IN1, M1, M6, M7

Liveability		
District Plan Priorities	District Plan Actions	LSPS Priorities
N5 Providing housing supply, choice and affordability with access to jobs, services and public transport	<p>17. Prepare local or district housing strategies that address the following:</p> <ul style="list-style-type: none"> <li>a. The delivery of five-year housing supply targets for each local government area</li> <li>b. The delivery of 6-10 year (when agreed) housing targets for each local government area</li> <li>c. Capacity to contribute to the longer term 20-year strategic housing target for the District</li> <li>d. The housing strategy requirements outlines in Objective 10 of <i>A Metropolis of Three Cities</i> that include: <ul style="list-style-type: none"> <li>i. Creating capacity for more housing in the right locations</li> <li>ii. Supporting planning and delivery of growth areas and planned precincts as relevant to each local government area</li> <li>iii. Supporting investigation of opportunities for alignment with investment in regional and district infrastructure</li> <li>iv. Supporting the role of centres.</li> </ul> </li> </ul>	C1, C2, C6, EM2, M2, EM3, H1, IN1, H2, H3, H4, H5, H7, OS1, OS5, EM1, C3, C4, T1, T2, E1, E2
	18. Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.	H1, H3, H5, M1
N6 Creating and renewing great places and local centres, and respecting the District's heritage	<p>19. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</p> <ul style="list-style-type: none"> <li>a. Prioritising a people-friendly public realm and open spaces as a central organising design principle</li> <li>b. Recognising and balancing the dual function of stress as places for people and movement</li> <li>c. Providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres</li> <li>d. Integrating social infrastructure to support social connections and provide a community hub</li> <li>e. Recognising and celebrating the character of a place and its people.</li> </ul>	C5, C6, C7, CW1, CW2, CW3, CW4, CW5, CW6, EM2, M2, EM3, H1, IN1, H2, H3, H4, H5, H6, H7, HE1, HE2, M1, M2, M3, M4, M5, M6, M7, OS1, OS2, OS3, OS4, EM1, C3, C4, T1, T2

<b>Liveability</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
	<p>20. In Collaboration Areas, Planned Precincts, Growth Areas and planning for centres:</p> <ul style="list-style-type: none"> <li>a. Investigate opportunities for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking</li> <li>b. Ensure parking availability takes into account the level of access by public transport</li> <li>c. Consider the capacity for places to change and evolve and accommodate diverse activities over time</li> <li>d. Incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations.</li> </ul>	C1, C2, C5, C6, C7, IN1, M1, M6, EM1, C3, C4, E1
	<p>21. Identify conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> <li>a. Engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place</li> <li>b. Applying adaptive re-use and interpreting of heritage to foster distinctive local places</li> <li>c. Managing and monitoring the cumulative impact of development on the heritage values and character of places.</li> </ul>	C6, H4, H5, H6, HE1, HE2, OS4
	<p>22. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.</p>	C1, C2, C5, C6, C7, D1, D3, EM2, M2, EM3, H1, H4, M1, M2, M3, M4, M5, M6, M7
	<p>23. Use flexible and innovative approaches to revitalise high streets in decline.</p>	C2, D4, H1

<b>Productivity</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
N7 Growing a stronger and more competitive Harbour CBD	<p><del>24. Grow economic development in the North Sydney CBD to:</del></p> <ul style="list-style-type: none"> <li><del>a. Maximise the land use opportunities provided by the new station</del></li> <li><del>b. Grow jobs in the centre and maintain a commercial core</del></li> <li><del>c. Strengthen North Sydney's reputation as an education centre, to grow jobs and add diversity</del></li> <li><del>d. Expand after hours' activities</del></li> <li><del>e. Encourage growth in business tourism as a conference location that takes advantage of North Sydney's identity as a business hub, its location, access and views</del></li> <li><del>f. Provide a variety of high quality civic and public spaces befitting a globally-oriented CBD, which can be utilised for a range of cultural and entertainment activities</del></li> <li><del>g. Improve amenity by reducing the impact of vehicle movements on pedestrians</del></li> <li><del>h. Create capacity to achieve job targets by reviewing the current planning controls.</del></li> </ul>	N/A
	<p>25. Prioritise:</p> <ul style="list-style-type: none"> <li>a. Public transport projects to the Harbour CBD to improve business-to-business connections and support the 30-minute city</li> <li>b. Infrastructure investments particularly those focused on access to the transport network, which enhance walkability within 2 kilometres of metropolitan or strategic centres or 10 minutes walking distance of a local centre</li> <li>c. Infrastructure investments, particularly those focused on access to the transport network, which enhance cycling connectivity within 5 kilometres of strategic centres or 10 kilometres of the Harbour CBD.</li> </ul>	C1, C7, E6, IN1, M1, M6, C3, C4, T1
N8 Eastern Economic Corridor is better connected and more competitive	26. Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the economic corridor.	C1, E6, M1, M6, M7, T1
	27. Prioritise transport investments that enhance access to the economic corridors and between centres within the corridors.	C1, M1, M6, T1
	28. Co-locate health, education, social and community facilities in strategic centres along the economic corridor.	C1, CW1, CW2, CW3, CW4, CW5, CW6, M2, M1, M2, M3, M4, M5, M6, M7, OS1



<b>Productivity</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
N9 Growing and investing in health and education precincts	29. Facilitate health and education precincts that: <ul style="list-style-type: none"> <li>a. Create the conditions for the continued co-location of health and education facilities , and services to support the precinct and growth of the precincts</li> <li>b. Have high levels of accessibility</li> <li>c. Attract associated businesses, industries and commercialisation of research</li> <li>d. Include housing opportunities for students and workers within 30 minutes of the precinct</li> </ul>	C1, C2, C5, C6, C7, E6, EM2, M2, EM3, H1, IN1, H2, H3, M1, M2, M3, M4, M5, M6, M7, EM1, C3, C4, T1, T2, E2, E5
	<del>30. Deliver and implement a Place Strategy and Infrastructure Plan for the Frenchs Forest health and education precinct.</del>	N/A
	<del>31. Deliver and implement a Place Strategy and Infrastructure Plan for the St Leonards health and education precinct.</del>	N/A
	32. Deliver and implement a Place Strategy and Infrastructure Plan for the Macquarie Park health and education Precinct.	CW1, CW2, CW3, CW4, CW5, CW6, EM2, M2, EM3, M1, M2, M3, M4, M5, M6, M7, OS1, EM1, C3, C4, T1, T2
	33. Strengthen Macquarie Park through approaches that: <ul style="list-style-type: none"> <li>a. Enable additional capacity for commercial floor space and maintain a commercial core</li> <li>b. Improve urban amenity as the centre transitions from business park to a vibrant commercial centre, including reducing the impact of vehicle movements of pedestrian and cyclist accessibility</li> <li>c. Deliver a finer grain road network to enhance pedestrian connections and provide new access points</li> <li>d. Promote design excellence in urban design by upgrading public areas</li> <li>e. Deliver an innovation ecosystem in Macquarie Park, capitalising on the relationship with Macquarie University and nearby high-tech and medical corporations</li> <li>f. Improve public transport connections to Parramatta and the District's other strategic centres, including the Northern Beaches Hospital.</li> </ul>	C1, EM2, M2, EM3, H7, M1, M2, M3, M4, M5, M6, M7, EM1, C3, C4, T1, T2, E2, E3, E5
	<del>34. Strengthen St Leonards through approaches that:</del>	N/A
	<del>35. Strengthen Frenchs Forest through approaches that:</del>	N/A

<b>Productivity</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
N10 Growing investment, business opportunities and jobs in strategic centres	<p>36. Provide access to jobs, goods, and services by:</p> <ul style="list-style-type: none"> <li>a. Attracting significant investment and business activity in strategic centres providing jobs growth</li> <li>b. Diversifying the range of activities in all centres</li> <li>c. Creating vibrant, safe places and quality public realm</li> <li>d. Focusing on a human-scale public realm and locally accessible open space</li> <li>e. Balancing the efficient movement of people and goods with supporting the liveability of places on the road network</li> <li>f. Improving the walkability within and to the centre</li> <li>g. Completing and improving a safe and connected cycling network to and within the centre</li> <li>h. Improving public transport services to all strategic centres</li> <li>i. Conserving and interpreting heritage significant</li> <li>j. Designing parking that can be adapted to future uses</li> <li>k. Providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts</li> <li>l. Creating the conditions of residential development within strategic centres and within walking distance (up to 10 minutes) but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate strategic centres should define commercial cores informed by an assessment of their need.</li> </ul>	C1, C2, C5, C6, C7, E6, EM2, M2, EM3, IN1, HE1, HE2, M1, M2, M3, M4, M5, M6, M7, OS1, OS2, EM1, C3, C4, T1, T2, E1, E2, E3,

<b>Productivity</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
	37. Create new centres in accordance with the Principles for Greater Sydney's centres.	C1, C2, C5, C6, C7, EM2, M2, EM3, EM1, C3, C4, T1, T2
	38. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.	C1, C2, C5, C6, C7, EM2, M2, EM3, H1, M1, M2, M3, M4, M5, M5, M6, M7, OS1, EM1, C3, C4, T1, T2
	39. Encourage opportunities for new smart work hubs.	EM2, M2, EM3, M1, M2
	40. Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.	C1, C2, C5, C6, C7, EM2, M2, EM3
	41. <del>Strengthen Brookvale-Dee Why through approaches that:</del>	N/A
	42. <del>Strengthen Chatswood through approaches that:</del>	N/A
	43. <del>Strengthen Hornsby through approaches that:</del>	N/A
	44. <del>Strengthen Manly through approaches that:</del>	N/A
	45. <del>Strengthen Mona Vale through approaches that:</del>	N/A
N11 Retaining and managing industrial and urban services land	46. Retain and manage industrial and urban services land, in line with the principles for managing industrial and urban services land, in the identified local government areas by safeguarding all industrial zoned land from conversion to residential development, including conversion to mixed-use zonings. In updating local environmental plans, councils are to conduct a strategic review of industrial lands.	EM2, EM3
	47. Review and manage industrial and urban services land, in line with the principles for managing industrial and urban services land, in the identified local government areas by undertaking a review of all industrial land to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area.	EM2, EM3

Productivity		
District Plan Priorities	District Plan Actions	LSPS Priorities
	<p>48. Manage the interfaces of industrial areas by:</p> <p><b>Land use activities</b></p> <ul style="list-style-type: none"> <li>a. Providing buffer areas to nearby activities, such as residential uses, that are sensitive to emissions from 24-hour freight functions</li> <li>b. Retaining industrial lands for intermodal and logistics uses from the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth.</li> <li>c. Identifying and preserving land for future intermodal and rail infrastructure.</li> <li>d. Accommodating advanced manufacturing where appropriate by zoning that reflects emerging development models.</li> <li>e. <b>Transport operations</b></li> </ul> <p>Providing the required commercial and passenger vehicle, and freight and passenger rail access.</p>	EM2, EM3, T2
	49. Facilitate the contemporary adaptation of industrial and warehouse building through increased floor to ceiling heights.	EM2, EM3
N12 Delivering integrated land use and transport planning and a 30-minute city	50. Integrate land use and transport plans to deliver the 30-minute city.	E6, M1, M6, M7, EM1, C3, C4, T1, T2
	51. Investigate, plan and protect future transport and infrastructure corridors.	EM1, C3, C4, T1, T2
	52. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.	M1, M2, M3, M4, M5, M6, M7, T1
	53. Plan for urban development, new centre, better places and employment uses that are integrated with, and optimise opportunities of, the public values and use of Sydney Metro City & Southwest, as well as other city-shaping projects.	C1, C2, C5, C6, C7, EM2, M2, EM3, H1, IN1, M1, M2, M3, M4, M5, M6, M7, E2, E3
N13 Supporting growth of targeted industry sectors	54. Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers.	EM2, M2, EM3, M1, M2

<b>Productivity</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
	<p>55. When preparing plans for tourism and visitation, consider:</p> <ul style="list-style-type: none"> <li>a. Encouraging the development of a range of well-designed and located facilities</li> <li>b. Enhancing the amenity, vibrancy and safety of centres and township precincts</li> <li>c. Supporting the development of places for artistic and cultural activities</li> <li>d. Improving public facilities and access</li> <li>e. Protecting heritage and biodiversity to enhance cultural and eco-tourism</li> <li>f. Supporting appropriate growth of the night-time economy</li> <li>g. Developing industry skills critical to growing the visitor economy</li> <li>h. Incorporating transport planning to serve the transport access needs of tourists.</li> </ul>	C1, C2, C5, C6, C7, CW1, CW2, CW3, CW4, CW5, CW6, EM2, EM3, HE1, HE2, M1, M2, M6, M7, OS2, OS3, OS4, EM1, C3, C4, T1, T2, E1, E2, E3, E4
	<del>56. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.</del>	N/A
	57. Provide a regulatory environment that enables economic opportunities created by changing technologies.	EM2, M2, EM3, M1, M2
	58. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.	C1, C2, C5, C6, C7, CW6, EM2, M2, EM3, HE1, HE2
	59. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.	C1, C2, C5, C6, C7, CW6, EM2, M2, EM3, HE1, HE2, M1
N14 Leveraging inter-regional transport connections	60. Optimise the efficiency and effectiveness of the freight handling and logistics network by: <ul style="list-style-type: none"> <li>a. Protecting current and future freight corridors and shared freight corridors</li> <li>b. Balancing the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries,</li> <li>c. Identifying and protecting key freight routes</li> <li>d. Limiting incompatible uses in areas expected to have intense freight activity.</li> </ul>	T1, T2
	61. Investigate and plan for the land use implications of potential long-term transport connections.	E6, EM2, H1, M6, EM1, T1, T2

<b>Sustainability</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
N15 Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	62. Protect environmentally sensitive areas of waterways and the coastal environment areas.	E4
	63. Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.	CW6, E4, OS1, OS2, OS3, OS4, OS5, T1
	64. Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.	E4, OS3
	65. Work towards reinstating more natural conditions in highly modified urban waterways.	E2, E3, E4, E6, OS3
N16 Protecting and enhancing bushland and biodiversity	66. Protect biodiversity by: <ul style="list-style-type: none"> <li>a. Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</li> <li>b. Managing urban bushland and remnant vegetation as green infrastructure</li> <li>c. Managing urban development and urban bushland to reduce edge-effect impacts.</li> </ul>	E1, E2, E3, E6, OS3
N17 Protecting and enhancing scenic and cultural landscapes	67. Identify and protect scenic and cultural landscapes.	E1, OS4
	68. Enhance and protect views of scenic and cultural landscapes from the public realm.	H7, E1
N18 Better managing rural areas	69.— 70.—	N/A
N19 Increasing urban tree canopy cover and delivering Greed Grid connections	71. Expand urban tree canopy in the public realm.	E2, M3, OS3
	72. Progressively refine the detailed design and deliver of: <ul style="list-style-type: none"> <li>a. Greater Sydney Green Grid priority corridors</li> <li>b. Opportunities for connections that form the long-term vision of the network</li> <li>c. Walking and cycling links for transport as well as leisure and recreation trips.</li> </ul>	E2, M1, M6, M7, OS1, C4, E3, E4

Sustainability		
District Plan Priorities	District Plan Actions	LSPS Priorities
N20 Delivering high quality open space	<p>73. Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> <li>a. Providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow</li> <li>b. Investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 meters of open space.</li> <li>c. Requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved</li> <li>d. Planning new neighbourhoods with a sufficient quantity and quality of new open space</li> <li>e. Delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses</li> <li>f. Delivering, or complementing the Greater Sydney Green Grid</li> <li>g. Providing walking and cycling links for transport as well as leisure and recreational trips.</li> </ul>	CW6, E2, H1, IN1, OS1, OS2, OS3, OS4, OS5, C4, E1, E4, E6
N21 Reducing carbon emissions and managing energy, water and waste efficiently	74. Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Planned Precincts, State Significant Precincts, Urban Transformation projects, Growth Areas and Collaboration Areas.	E3, M1, M3, OS3
	75. Support precinct-based initiatives to increase renewable energy generation, and energy and water efficiency, especially in Planned precincts, Growth Areas, Collaboration Areas and State Significant Precincts, and Urban Transformation projects.	E3, M1, M3
	76. Protect existing, and identify new locations for waste recycling and management.	E3, E7, E8
	77. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.	E3, E7, E8
	78. Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.	E3, E7, E8, C3

<b>Sustainability</b>		
<b>District Plan Priorities</b>	<b>District Plan Actions</b>	<b>LSPS Priorities</b>
	79. Investigate potential regulatory mechanisms such as a Protection of the Environment Policy (PEP) that sets low-carbon, high-efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use. This could include a framework for the monitoring and verification of performance for precincts in Growth Areas, Planned Precincts, Collaboration Areas, urban renewal precincts and housing growth areas that are planned to have an increase in total floor area greater than 100,000 square metres.	N/A
N22 Adapting to the impacts of urban and natural hazards and climate change	80. Support initiatives that respond to the impacts of climate change	E2, E3, E5, M1, M3
	81. Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.	E5
	82. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.	E2, E5, M1, M3