



Glenorie

Hills Shire Local Strategic Planning Statement Response Aug 2019

Glenorie Progress Association

Contents

Contents	2
1 Executive Summary	3
2 Recommendations	3
2.1 Integrated Planning.....	3
2.2 Guiding Principles for development.....	3
2.3 Considerations	4
2.4 Prerequisites for any development.....	4
3 Examples.....	5

1 Executive Summary

Glenorie Progress Association (GPA) thank The Hills Shire Planning Team for the opportunity to submit the GPA's view of how the Local Strategic Planning Statement should enhance Glenorie and the Glenorie District.

The data presented in the LSPS tells the story of significant growth in the shire into the future, mainly in concentrated urban areas close to public transport hubs. Glenorie is one of a very few remaining contained villages in the shire and possibly the most unique due to its proximity and rural setting. It is logical to expect that Glenorie will increasingly become an asset to The Hills Shire as the majority population in the concentrated areas seek relief from their urban setting and seek an easily accessed destination in a rural setting. To that end, to benefit not only the Glenorie community, but also the wider community of the shire, the GPA seeks to assist the Council in planning to evolve Glenorie with a character overlay part of which is a destination for others, with local services, open public green spaces that reflect our rural and natural heritage.

We have categorised the outcomes from many planning consultations for the Council's consideration.

We look forward to working closely with The Hills Shire Council alongside Hornsby Shire's planning team into the future to mature the Glenorie Plan for the benefit of all genuine stakeholders.

2 Recommendations

2.1 Integrated Planning

Glenorie is split by LGA (Hornsby and The Hills) and from time to time by electorate both state and federal as the boundaries are moved. Even within the Greater Sydney Planning Commission, Glenorie is split. Glenorie sits on the periphery of every area / jurisdiction and so historically has attracted little attention. This has been a blessing and a curse.

With The Hills Shire and Hornsby Shire both conducting reviews and forming strategic plans at similar times, the opportunity exists for The Hills and Hornsby Shire planning teams to collaborate on a holistic plan for Glenorie, or produce two complementary plans (one for each side) for Glenorie. We are very encouraged that The Hills Shire Planning Team has stated their intent to do so. The GPA would love to see this stated in writing as part of the strategy.

2.2 Guiding Principles for development

2.2.1 Contained Village

Glenorie is a village and must remain a contained village. We note the Planning Team's nominal 1km radius from the centre of Glenorie as a nominal containment line for village development. There are "pockets" within the containment line which are not suitable for development or where the affected community would not welcome development. Regardless of how a boundary for the village is determined, by radius, or asset boundaries etc, the GPA above all other principles wants a village concept maintained with no urban sprawl.

2.2.2 Development must release public green space that is connected and accessible

Any development must release public green spaces that are connected and provide access and connectivity to residents and visitors. The public areas must contain navigable paths and be natural or landscaped. NB: While Glenorie has large spaces, they are private and not accessible, and Glenorie lacks public, accessible green spaces.

2.2.3 Commercial, retail and light industrial zones in and around the village to provide services and employment opportunities.

The GPA would like both councils to work on setting aside zones to support increased retail opportunities (on both sides of Old Northern Road), commercial opportunities and a light industrial / commercial area away from the village, so that Glenorie's service, commerce and employment opportunities can increase.

2.3 Considerations

2.3.1 Sustainable housing to be mandated

If feasible, the GPA would encourage all new development to include sustainable building requirements such as:

- High standard of insulation
- Solar power – hot water and electricity
- Rain water capture
- Recycled waste water

2.3.2 Local businesses.

The Glenorie District contains a plethora of home-based businesses which provide a very diverse range of services. Some are agricultural, many others could include light manufacture, value adding, repairs & maintenance, services etc. They provide important local employment opportunities and contribute greatly to removing what would otherwise be increased peak hour traffic on our local roads (if these businesses were located in business zones). The GPA encourages the council to make special provisions for home-based businesses including assisted "pathways" to licence (if required), recognising the enormous benefit they bring to the community.

2.3.3 Concrete batching plant

The GPA and the wider Glenorie Community are strongly oppose (for many reasons that have been detailed) any development of a concrete batching plant within the Glenorie Village. We would encourage Council to strongly reject any application for increasing the Boral plant and work with Boral to identify a more appropriate site for such an operation.

2.4 Prerequisites for any development

The Sydney basin has suffered from a development-first, infrastructure-later approach. Any development should be supported with necessary infrastructure, including:

2.4.1 Roads infrastructure

GPA has outlined local road improvement requirements that need attention. These are detailed on the GPA website: <https://www.glenorieprogress.org/roads>

The GPA would also insist that the congestion in the Dural precinct that includes New Line Road, Old Northern Road from Galston Road to New Line Road and Kenthurst are addressed before more vehicles are added to already congested roads.

2.4.2 Bus service to Metro

The current bus service from Glenorie runs once an hour and is not direct to the Sydney Metro. To support further development, the bus service should be improved in terms of developing a more direct and rapid service that connects to the Metro. We understand this is a TNSW issue not a council issue.

2.4.3 Parking

The GPA has outlined the growing parking issues around Glenorie. Any plan for development needs to include more parking space, particularly if Glenorie is to become a destination. In association with 2.4.2 a ParkRide transport hub would be ideal for the Glenorie and surrounding areas. This requires the action of both Councils.

2.4.4 Shared services

Services such as the local not-for-profit preschool which sits on the Hornsby side of Glenorie, but predominately services The Hills Shire residents, and the local Memorial Hall all need cohesive support that includes both councils to support any increase in population.

3 Examples

3.1.1 Example Glenorie Plan

The very rough “sketch” following shows an example of GPA planning principles being applied to Glenorie.

Blue outline indicates development within 1km of Glenorie centre with blocks not smaller than . The Green outline indicates connected public green space that would be released as a result of the development. Note the connectivity in terms of a pedestrian, such as a mother with a pram, being able to safely circumnavigate the entire village without having to use too many roads.

The area indicated with I indicates a potential light industrial area in conjunction with a service station.

C indicates commercial / retail: Glenorie needs more commercial and retail opportunities, on both sides of Old Northern Rd.

Red indicates some example 5 acre areas that the GPA could possibly support subdivision to 2.5 or 1 acre if the development resulted in significant public land release.

To reiterate, the GPA would welcome any village development that occurs within a village “precinct” that results in the release of publicly accessible, connected green space and where that development does not adversely affect the existing surrounding residents.



