



Planning &
Environment

NORTHERN BEACHES
COUNCIL



UrbanGrowth
NSW

Planning for a sustainable future:

The Ingleside Precinct





© Crown Copyright 2016
Department of Planning and Environment
Printed November 2016

Disclaimer

While every reasonable effort has been made to ensure that this document is correct at the time of printing, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright Notice

In keeping with the Department of Planning and Environment's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in this document for personal, in-house or non-commercial use without formal permission or charge. All other rights are reserved. If you wish to reproduce, alter, store or transmit material appearing in this document for any other purpose, a request for formal permission should be directed to:

The Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

You are required to acknowledge that the material is provided by the Department or the owner of the copyright as indicated in this document and to include this copyright notice and disclaimer in any copy. You are also required to acknowledge the author (the Department of Planning and Environment) of the material as indicated in this document.

About the Ingleside Precinct

Ingleside will be a sustainable development that meets the needs of a well-connected and diverse community, supported by local facilities and infrastructure.

Ingleside is a 700-hectare land release area in Sydney's Northern Beaches local government area, around 30 kilometres from the Sydney CBD.

Located between Elanora Heights and Terrey Hills, Ingleside is surrounded by the bushland of the Ku-ring-gai Chase and Garigal National Parks. It offers a unique opportunity to create housing and community areas within a prized natural landscape, using the highest possible standards of ecologically sustainable development.

The Precinct's existing community enjoys a semi-rural or bushland lifestyle, with housing nestled around land that has significant environmental and heritage values. Integrated land use planning can protect these wonderful lifestyle values while also supplying around 3,400 essential new homes for Sydney's North District.

Substantial work has looked at Ingleside's potential to provide new neighbourhoods. The constraints are

evident: for example, some areas aren't suitable for urban development due to ecological values, the risk of bushfire, or issues with infrastructure servicing. Other places such as Bayview Heights and Wirreanda Valley will retain their current character.

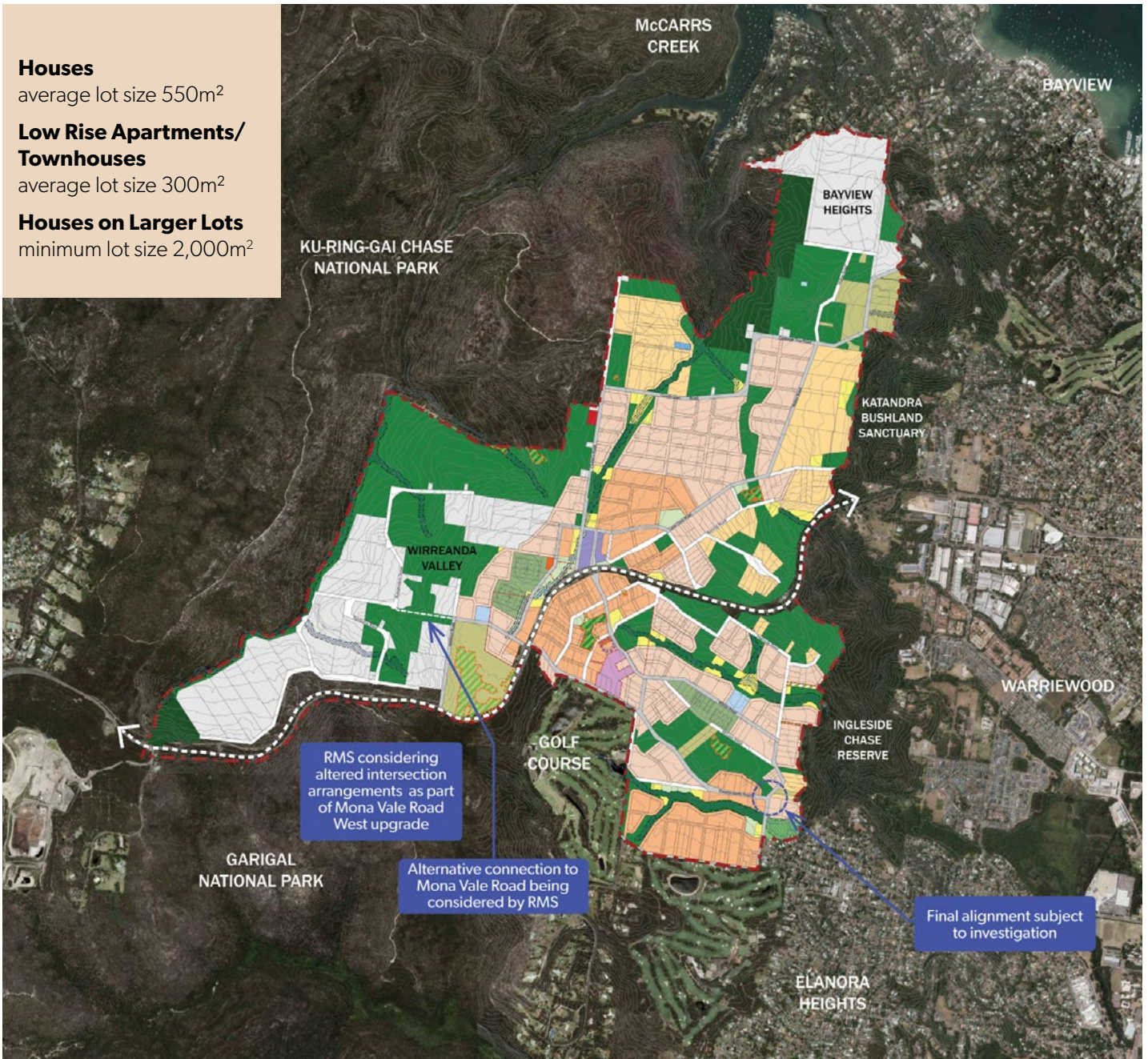
Within these parameters, the Department of Planning and Environment, Northern Beaches Council and UrbanGrowth NSW have worked with the community to prepare a draft Land Use and Infrastructure Strategy that illustrates Ingleside's potential for urban development and conservation protection.

This document details the proposed Structure Plan and the package of information that is available for public consultation.

For more detail on the technical investigations and community engagement process that informed the Structure Plan, view the draft Ingleside Land Use and Infrastructure Strategy.



Structure Plan



Key

- | | | | | | |
|--|---|--|-------------------------------------|--|--|
| | Precinct Boundary | | Environmental Conservation | | Water Management |
| | Houses on Larger lots | | Road within Ingleside Chase Reserve | | Water |
| | Houses | | National Park | | Sewer |
| | Low Rise Apartment/Townhouses (3 storeys) | | Endangered Ecological Community | | Rural Fire Service Station |
| | Environmental Management | | Neighbourhood Centre | | Creek Corridor |
| | Rural | | Proposed School | | Heritage Curtilage |
| | Parks | | Proposed Mona Vale Road Alignment | | Community Centre |
| | Sporting Fields | | | | Preferred Location for Neighbourhood Shops |

About the Structure Plan

The proposed Ingleside Structure Plan recognises the area's complexity, character and many valuable features while offering an idea of what a fully-developed Ingleside will look like.

Its development has been guided by extensive consultation with the community and stakeholders, and a significant suite of technical studies that indicate where and when development can occur. It is also underpinned by clear objectives:

- enable environmentally, economically and socially sustainable development
- link vegetation communities and fauna habitat with adjoining national parks and reserves through ecological corridors
- create a diverse housing mix that caters to a range of household types
- improve connections to services, facilities, amenities and open space
- create an urban identity that respects and capitalises on the natural features of the Precinct
- create a new neighbourhood centre.

The Structure Plan sets a high benchmark for sustainable development in Sydney. It includes not only of the human need for new housing, community areas and transport access, but focuses on the area's native flora and fauna – how a sustainable development ethos can protect significant vegetation and enhance the links that native animals use to forage and survive.

With these objectives in mind, the Structure Plan proposes the following mix of land uses:

- 40% development
- 30% conservation
- 30% likely to remain the same, with no changes to development controls.


3,400
new homes





Developing the Structure Plan

Ingleside was first identified as a possible urban area in the mid 1960s. A precinct planning approach commenced in 2013 to establish new planning controls and infrastructure delivery arrangements. Precinct planning examined the Precinct's context and considered its constraints, opportunities and requirements.

A draft Structure Plan was released for public comment in late 2014. In response to the feedback received, the proposed Structure Plan now:

- accounts for the impact of future conservation land on private landholders through changes to green corridors
 - identifies additional urban land with development potential as a result of additional servicing opportunities
 - creates additional access opportunities within the Precinct and makes changes to the road network
 - refines drainage and water management mitigation measures.
- The Structure Plan also responds to extensive specialist investigations in the following areas:
- Social infrastructure and demographics
 - Retail and employment
 - Land capability, salinity and contamination
 - Noise and vibration
 - Indigenous heritage
 - Non-Indigenous heritage
 - Biodiversity and riparian corridors
 - Bushfire risk
 - Water cycle management and flooding
 - Macro-invertebrate study
 - Infrastructure delivery plan
 - Transport and traffic
 - Visual analysis.

Creating a sustainable community

The proposed Structure Plan is a spatial illustration of our vision for Ingleside: a sustainable development that meets the needs of a well-connected and diverse community, supported by local facilities and infrastructure.

The specialist investigations and community feedback provide a strong evidence base to set new standards for sustainable development in Sydney, one that places equal importance on the way people, plants and animals interact with the land.

Further investigations will explore sustainable development in Ingleside and the capability for it to be constructed at higher performance levels with a view towards creating a truly green community.

The Structure Plan achieves:

- residential neighbourhoods with local centres, schools, areas for open space, and many services and places within walking distance of most homes
- wildlife corridors to connect animals within and to and from areas of high biodiversity value, combined with riparian corridors to protect the Precinct's many streams and creeks
- protection for many areas of Aboriginal cultural heritage importance within the conservation areas and the open space network.

Our housing

Ingleside will be like many other Sydney suburbs, offering diversity in the type of housing available for renters and buyers. Housing will respond to the Precinct's topography, creeks and views.

Lower density housing will have its own character and offer options for people who want more space or a larger block, while small lot, attached and semi-detached housing is planned near places of activity or public transport. For example, the Structure Plan proposes low rise apartments or townhouses near the neighbourhood centre on Manor Road, Lane Cove Road and Powderworks Road, close to public transport.

The Department is currently exhibiting design guidance for medium density housing and the 'missing middle'. This will inform future development in Ingleside and facilitate good design and create liveable and sustainable homes.

We're already looking at how we can deliver affordable housing for key workers in Ingleside. We're also reviewing the Draft North District Plan that has mandated a target of 5%-10% of floorspace for affordable rental housing.

The findings of this work will be made available during the statutory public exhibition in 2017.





Our transport

Ingleside will rely on a hierarchy of roads that make it easy and efficient for people to get around, while minimising conflict or the impacts of noise. Manor Road will be extended north as a new main street to the proposed new centre. Buses will connect people to where they need to go within and outside the Precinct.

Mona Vale Road bisects the Precinct. It will be upgraded to two lanes in each direction, providing an alternative to traffic currently using Powderworks Road or Lane Cove Road. Various intersections will also be upgraded. The upgrade will integrate with future high frequency bus services while also providing opportunities to create fauna crossings.

The Structure Plan layout will make it easy, convenient and safe for people to walk or cycle, with cycle routes along all collector roads. Recreational paths may also be provided along creeks.

Importantly, the timing of development within the Ingleside precinct will be coordinated with the increased capacity to be provided by Mona Vale Road upgrades.

Our community areas

Careful understanding of the demographics of the area and future residents allows us to understand the kind of community assets required in Ingleside. The Structure Plan incorporates:

- multi-purpose community centres in North and South Ingleside
- a primary school
- around 15.7 ha playing fields, local walking and cycling paths, and local parks
- a neighbourhood centre to meet the local shopping needs of the residents.

Our investigations have also identified a need for local medical facilities and several privately-operated child care centres. These will be considered as plans progress for the neighbourhood centre and multi-purpose community centres.



around
15ha of **open space**

Our environment

As a leading sustainable development, Ingleside will provide opportunities to preserve good quality vegetation and establish wildlife corridors across the Precinct. While 40% of the Precinct is proposed for development, 30% is proposed for conservation and a further 30% is unlikely to change, and future development in these areas must consider and assess impacts on biodiversity.

The Structure Plan proposes a network of wildlife corridors that can conserve large portions of vegetation and achieve ecological connectivity. This includes possible fauna crossings in conjunction with the Mona Vale Road upgrade. Preserving wildlife corridors and connecting areas of high biodiversity value will enhance the Precinct's native vegetation.

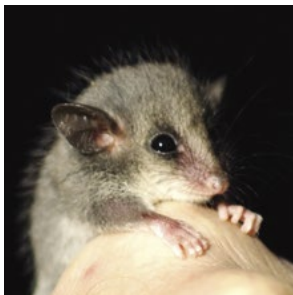
The Wirreanda, Cicada Glen, Mullet and Narrabeen Creeks will be protected and enhanced to prevent adverse environmental impacts on the adjoining sensitive environments.

The Precinct provides suitable habitats for a number of threatened species: the Eastern Pygmy Possum, Giant Burrowing Frog, Southern Brown Bandicoot and Rosenberg's Goanna. We have also found two Endangered Ecological Communities, Duffys Forest and Coastal Upland Swamp, and two threatened plant species: *Grevillea caleyi* and *Microtis angusii* (Angus' Onion Orchid).

Angus' Onion Orchid is listed as Endangered under both State and Commonwealth environmental legislation. The majority of the orchid is conserved through the Structure Plan. Our existing investigations have significantly contributed to the scientific understanding of the *Microtis* group of orchids in Australia.

Following a study of bushfire risks, the Structure Plan concentrates development in lower risk areas, so long as development is supported by appropriate bushfire protection measures such as Asset Protection Zones, adequate access, water supply for firefighting, the safe installation of utilities and building construction standards.

The Structure Plan provides flood detention basins to ensure peak stormwater flow control and to avoid adverse flood behaviour within and downstream of the Precinct. Other water cycle management measures include rainwater harvesting, bio-retention basins, stormwater harvesting for re-use and gross pollutant traps to treat run-off.



Our heritage

Ingleside is home to a rich Aboriginal heritage. Fifteen sites have been identified either within the land proposed for environmental conversation or existing national park. A further six sites are located in the proposed Mona Vale Road corridor and their protection will be considered within the detailed road design.

Other heritage areas protected in the Structure Plan include:

- the Bah'ai Temple, which will continue to be owned and used by the Bah'ai faith
- Ingleside House, which will continue to be a private residence, with its surrounding grounds used for a primary school
- the Powder Works Ruins site, which will mainly be in a conservation area, though low density housing may be possible
- Cicada Glen Nursery, which is identified as open space
- the Monterey Pines and the trees of Waratah Farm, which will be subject to proposed residential development that will be planned in a way that retains these trees
- Smoky Dawson's Ranch gates, which are included in the Heritage Interpretation Strategy.



Delivery and funding

Infrastructure

Urban development can only occur when an area is adequately serviced by water, sewerage and electricity. We have consulted with Sydney Water, Ausgrid and Jemena to understand the capacity of existing infrastructure either in the Precinct, or nearby infrastructure that could be augmented to allow development to occur.

Not all parts of the Precinct will have access to services at the same time. Infrastructure will progressively be provided to different parts of the Precinct based on cost-effective delivery and the rate of demand from new home construction. This means that the staging and delivery of new infrastructure across the Precinct will dictate when and where development will occur.

On the basis of our investigations, development will likely proceed in South Ingleside first, due to its proximity to existing sewerage and water services, followed by North Ingleside, which will first need a new potable water reservoir and a sewage pumping station.

The extension of the existing Sydney Water potable water and wastewater networks into the Bayview Heights and Wirreanda Valley sub-precincts is dependent on the sub-precincts' development capacity. It is unlikely that the development capacity would make it cost effective for Sydney Water to extend services to Bayview Heights and Wirreanda Valley.

The provision of electrical infrastructure to North and South Ingleside is similar in terms of delivery and is not considered to be a significant differentiator between the two areas. The provision of gas services through the Precinct will be subject to a commercial assessment by Jemena.

Planning controls

The consultation package includes a draft amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. This would provide interim planning measures to assist Council when assessing development applications prior to the rezoning of the Precinct.

The formal public exhibition in 2017 will include new draft planning controls to enable rezoning for Ingleside. A Development Control Plan and Section 94 Contributions Plan are also being prepared.

The Development Control Plan will outline details of the statutory controls which will include:

- Urban design controls and principles which will provide examples of best practice design in relation to; streetscape, road widths, interface with the natural environment and treatment of the public domain.
- Description of the density controls in relation to low-rise medium density housing products in conjunction with the Department's 'missing middle' Medium Density Design Guide.
- Implementation of the increased BASIX targets, including examples of water and energy innovations.
- Future proof provisions for emerging responses such as electric vehicle re-charging infrastructure and carbon reduction technology including light-emitting diode street lighting.

A draft Indicative Layout Plan will support the proposal to rezone the Precinct. The rezoning would occur through an amendment to the current local environmental plan.

Once rezoning occurs, Northern Beaches Council will be responsible for implementing the precinct plan as consent authority for development.

Biodiversity Certification

To enhance and protect the Precinct's natural assets, we're pursuing 'biodiversity certification', a process that addresses biodiversity issues upfront, allows for the offsetting of the biodiversity impacts of development and certifies land as appropriate for development. A Biodiversity Certification assessment and strategy will be publicly exhibited in 2017.

One element of Biodiversity Certification is biobanking. Biobanking is a mechanism whereby landowners could receive funding for managing their land for conservation purposes. Interested landowners should contact the Department so this can be factored into the Biodiversity Certification.

Funding

The Section 94 Contributions Plan will enable Council to levy contributions on development within the Precinct. Funding sourced from these contributions will fund essential infrastructure such as local roads, drainage infrastructure, open space or land for community uses.

A Special Infrastructure Contribution will be used to fund regional infrastructure, affordable housing and biodiversity offsets.



Have your say

We welcome your feedback on the draft plan. You can make a submission by visiting planning.nsw.gov.au/ingleside.

Community engagement activity, including an online survey and community information sessions, will take place from 31 January 2017 until 28 February 2017.

We will update our website at planning.nsw.gov.au/ingleside with information about these activities and write to you with further details. We will also advertise them in the Manly Daily.

You can also register to receive updates at www.planning.nsw.gov.au/ingleside.

Your feedback is a vital step in the process that will enable us to finalise the planning package.

More information



Contact us on 1300 305 695



Email us at community@planning.nsw.gov.au



Visit www.planning.nsw.gov.au/ingleside

If you are deaf or have a hearing or speech impairment, call us through the National Relay Service:

- ▶ TTY users, call 133 677 and ask for 1300 305 695
- ▶ Speak and Listen (speech to speech relay) users, call 1300 555 727 and ask for 1300 305 695
- ▶ Internet relay users, connect to the NRS (www.relayservice.com.au) and ask for 1300 305 695

Translating & Interpreting Service:

- ▶ Please telephone 131 450 and ask for an interpreter in your language to connect you to 1300 305 695.

Follow us on social media:



www.facebook.com/NSWPlanning



www.twitter.com/NSWPlanning



Planning &
Environment

