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Ingleside Community Reference Group Briefing

Ingleside draft Place Strategy

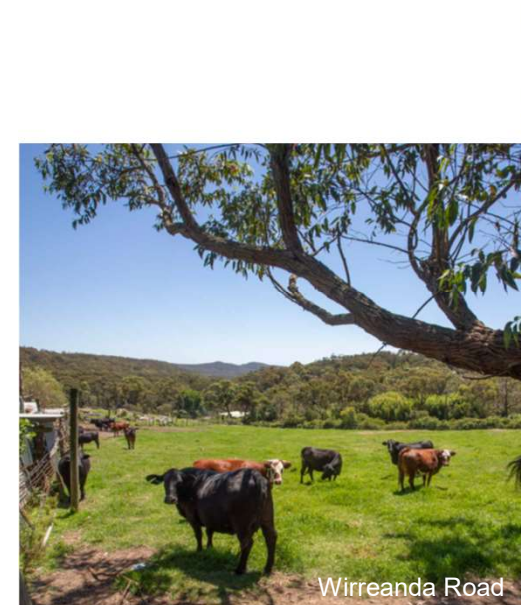
10 June 2021

Strategic Context

- North District Plan identifies Ingleside as an important Growth Area for the Northern Beaches.
- *Towards 2040* includes Ingleside as a growth area for a range of housing options
- Council's Local Housing Strategy notes Ingleside could contribute 1,000 dwellings.



Bushland north of Ingleside Scout Camp



Wirreanda Road



Manor Road



South east of Mona Vale Rd



Mona Vale Road

Development is constrained by bushfire hazard and evacuation capacity



Evacuation capacity & bushfire response:

- New development only where un-assisted evacuation is possible (i.e. no reliance on NSW Police, RFS or SES)
- Mona Vale Road not relied upon for evacuation
- No sheltering in place
- Powderworks Road is primary unassisted evacuation route from the precinct
- Locating new development in low bushfire risk areas:
 - south of Mona Vale Road, adjoining existing developed areas and not adjoining areas of significant bushfire hazard.

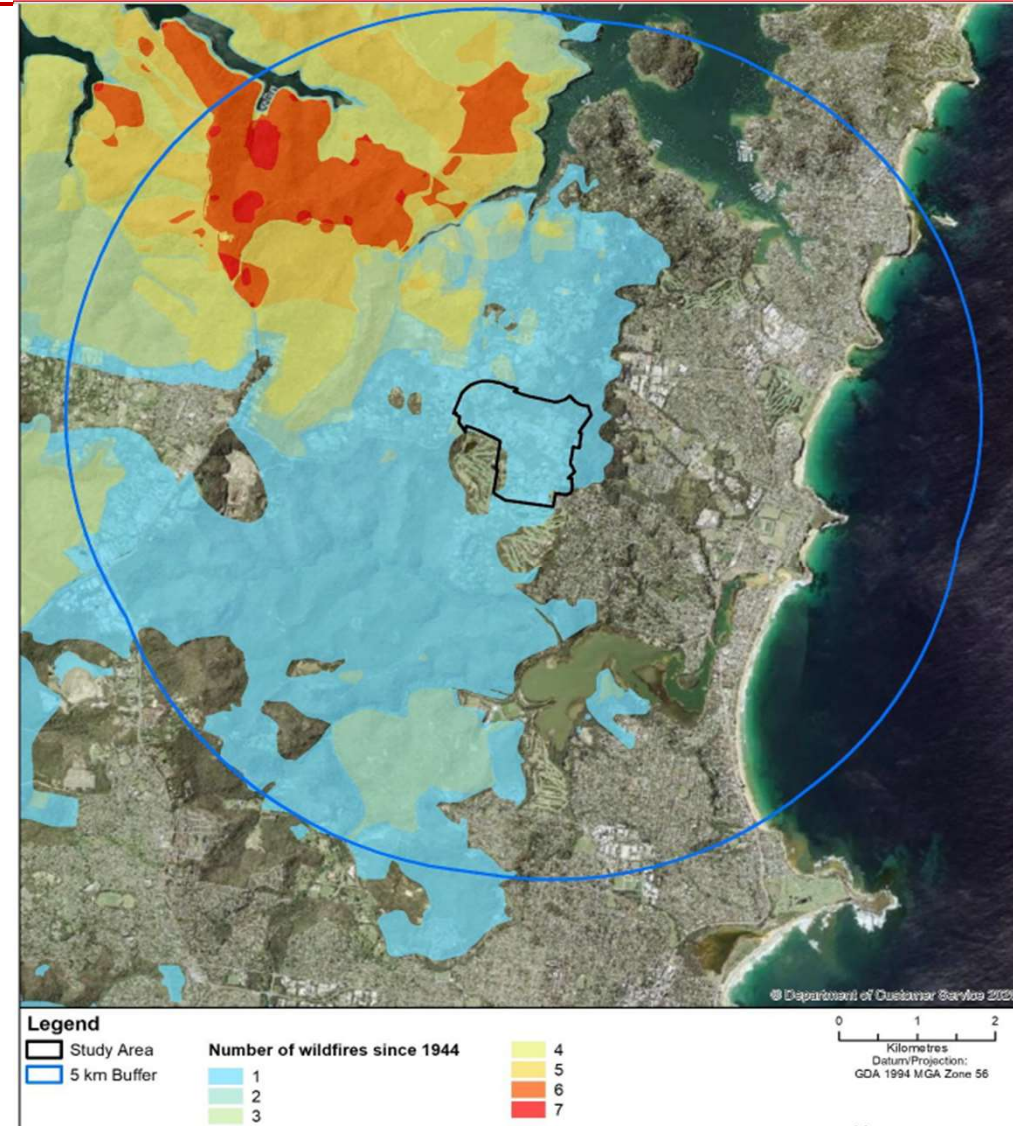


Key recommendations of bushfire traffic analysis

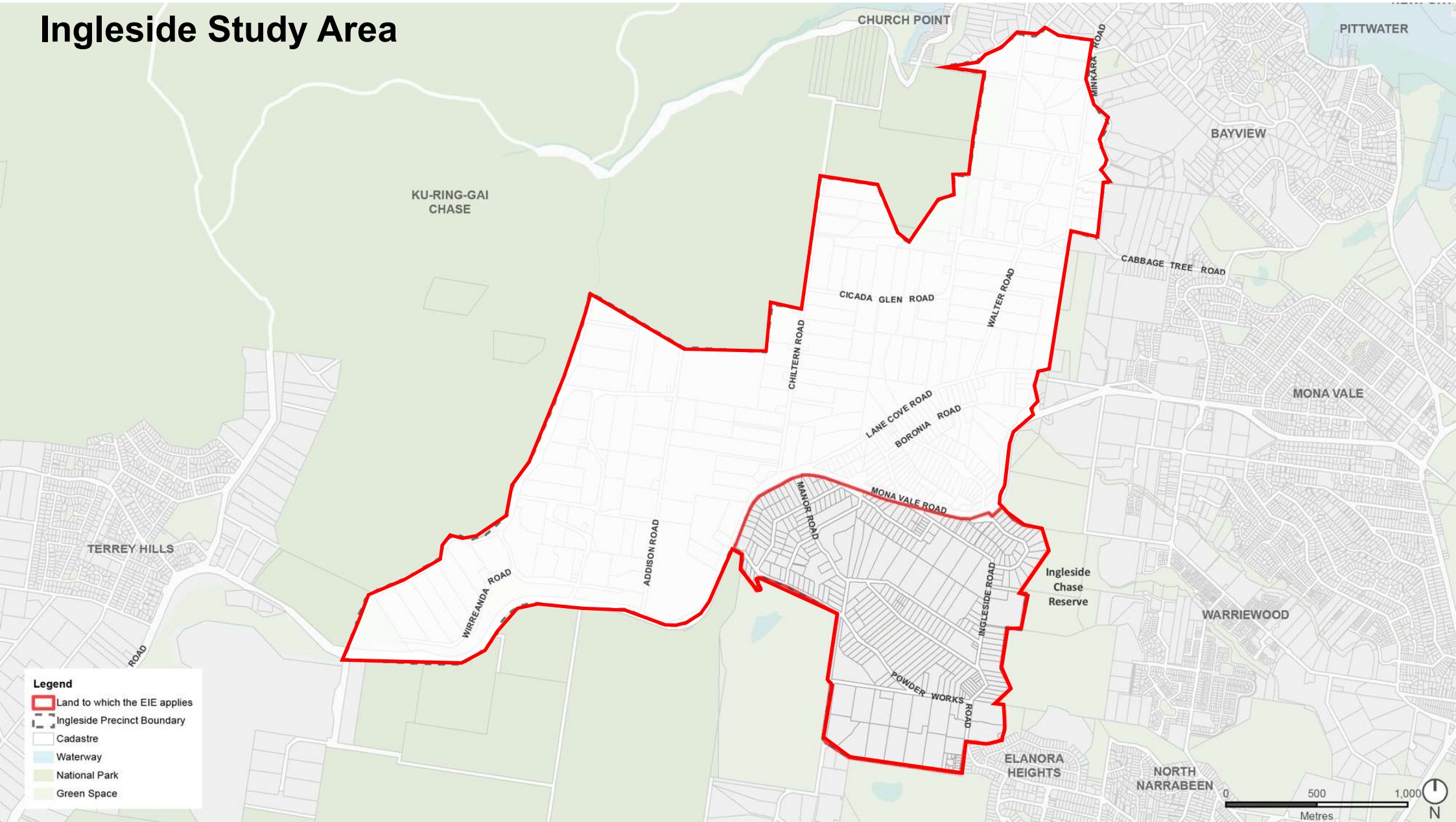
- Dwelling cap of 1,000 new dwellings south of MV Rd
- No additional growth north of Mona Vale Rd



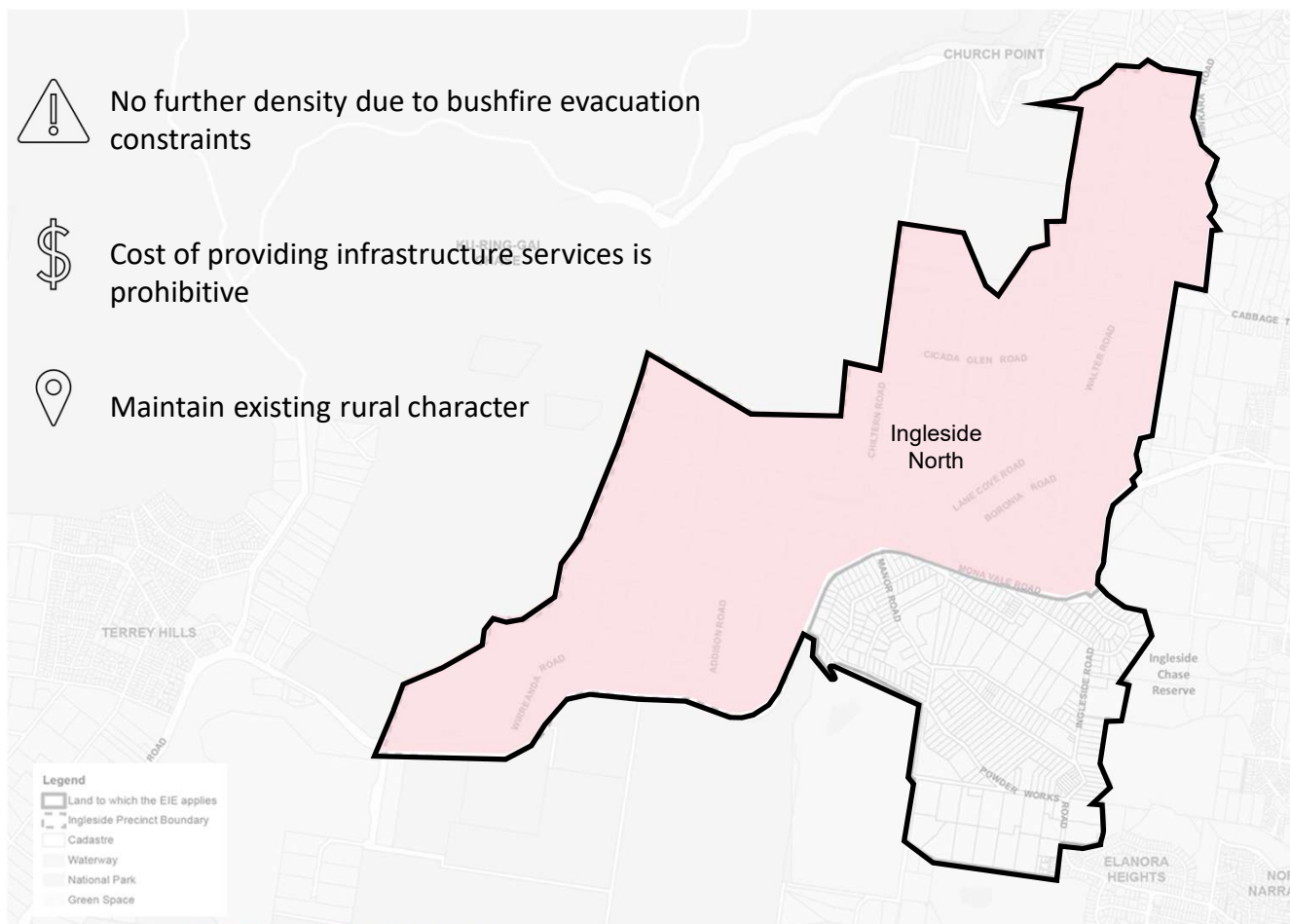
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Ingleside Study Area



North of Mona Vale Road: Key Opportunities and Constraints



- Significant levels of bushfire hazard and risk in North Ingleside.
- Any increase in resident or worker population impacts evacuation limits
- New employment land uses would be inconsistent with the North District Plan and Council's LSPS – would challenge the existing character of the precinct.
- Council preference to retain existing RU2 zoning and permissible uses.

The existing rural landscape zone is retained in the North

Recommendation

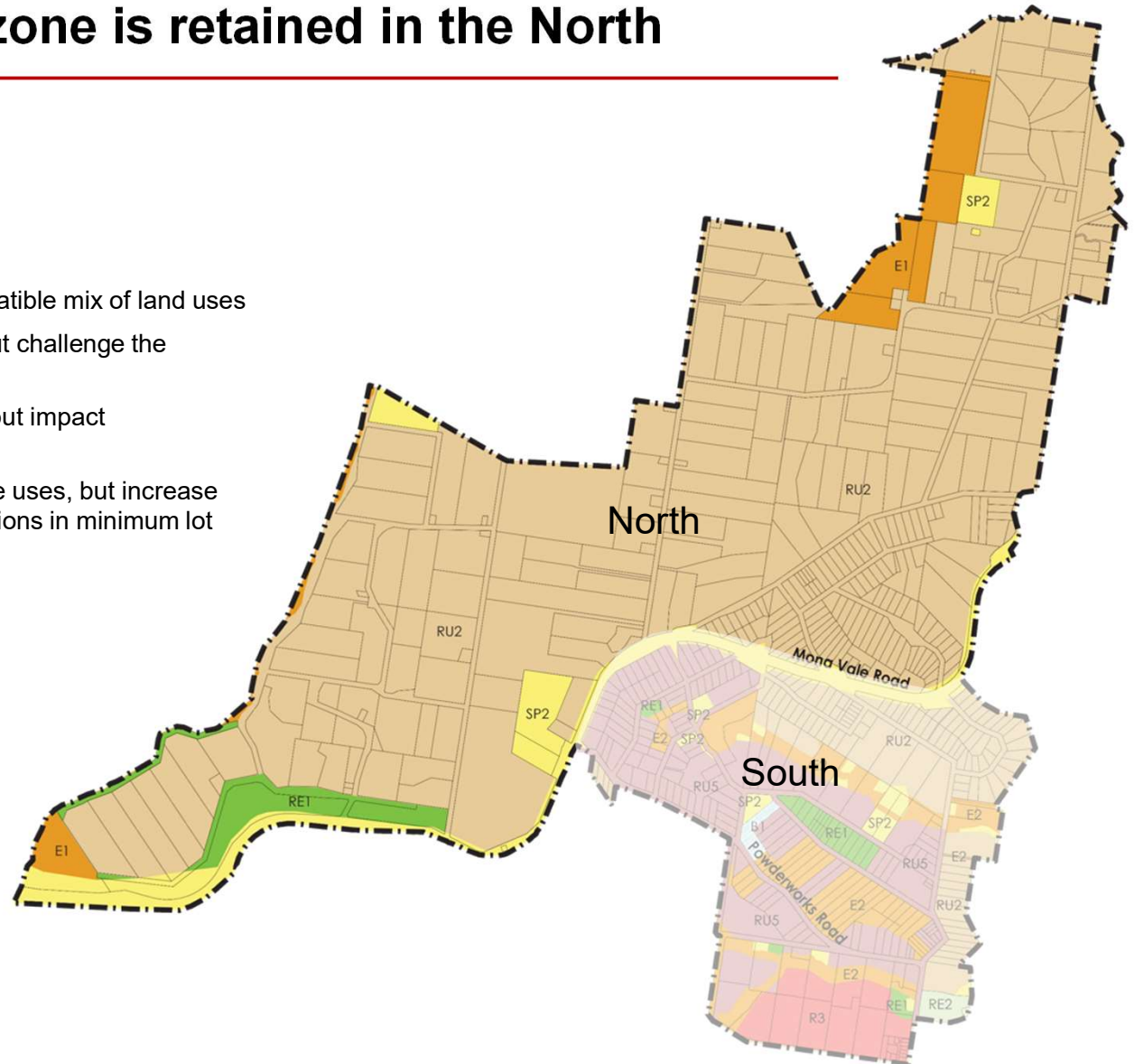
- Retention of the existing RU2 – Rural Landscape Zone

Rationale

- The existing RU2 zone offers the widest and most compatible mix of land uses
- Employment zones would present uplift opportunities, but challenge the existing character and context
- Adjusting minimum lot size would allow additional uplift but impact evacuation strategy
- E4 or similar zone would reduce the range of permissible uses, but increase the permissible dwelling yields if accompanied by reductions in minimum lot sizes and therefore increase the evacuation risk

LAND USE ZONING

- ■ ■ Study Area
- ■ ■ Land to which the EIE applies
- R3 Medium Density Residential
- B1 Neighbourhood Centre
- RU2 Rural Landscape
- RU5 Village
- E2 Environmental Conservation
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure



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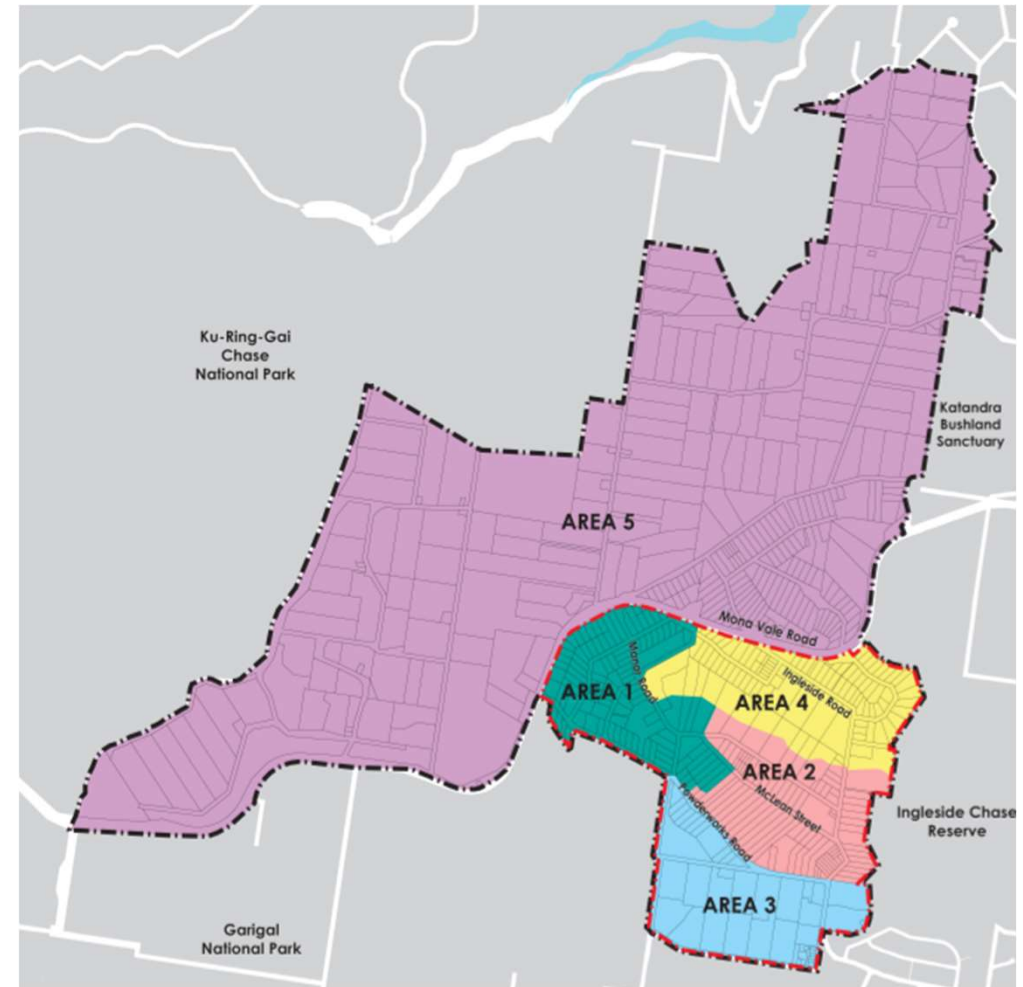
Ingleside – Character Areas

The Character Areas Map delineates Area 5 north of Mona Vale Road, and the renewal south of Mona Vale Road within Areas 1 – 4.

- Area 1 – Semi-suburban, local centre
- Area 2 – Predominately R2 residential, community centre, public open space. Sites east retain existing rural RU2.
- Area 3 – Access to Powderworks Road, flatter topography, medium density opportunity adjacent to golf course.
- Area 4 – Topography & vegetation constraints – low scale retained.
- Area 5 - Large rural lots with high natural and visual landscape quality.



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Up to 980 new dwellings proposed South of Mona Vale Road

- Powderworks Road is the primary unassisted evacuation route
- No crossing of Mona Vale Road by vehicles south of Mona Vale Rd during an evacuation
- Can accommodate up to 980 new dwellings to meet bushfire and evacuation requirements
- Creek corridors and areas of environmental conservation inform location new development
- Predominantly low-density housing + expanded E2 land on govt owned land near Ingleside Chase Reserve

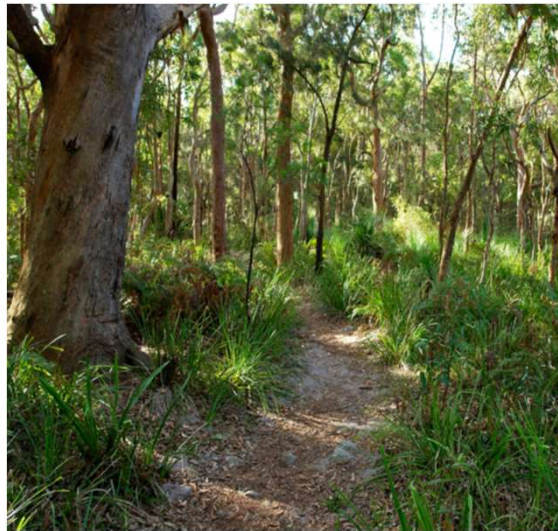


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Infrastructure improvements for the community will support new development.

- New community hub, including 400 sqm community centre and local shopping centre
- 2 new sports playing fields and playground
- New streets, pedestrian and cycle connections to link existing routes and public spaces
- Protection of sensitive bushland areas, riparian corridors and cultural landscapes
- Extensive stormwater management including basins for detention and to improve water quality



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Why is a new school no longer needed?

- DPIE has worked closely with Dept Education to ensure the long term planning meets the needs of the community.
- Ingleside South is located in the intake areas of Elanora Heights Public School and Narrabeen Sports High School.
- The broader Ingleside Precinct relates also to Mona Vale Public School, Terrey Hills Public School, Pittwater High School and Davidson High School.
- Major projects are underway to upgrade Mona Vale Public School and Narrabeen Sports High School to enhance education facilities within the locality.
- Dept of Education has confirmed that existing primary and secondary school sites have capacity to accommodate the enrolment demand anticipated from the Draft Ingleside Place Strategy's residential growth.



How will traffic be managed?

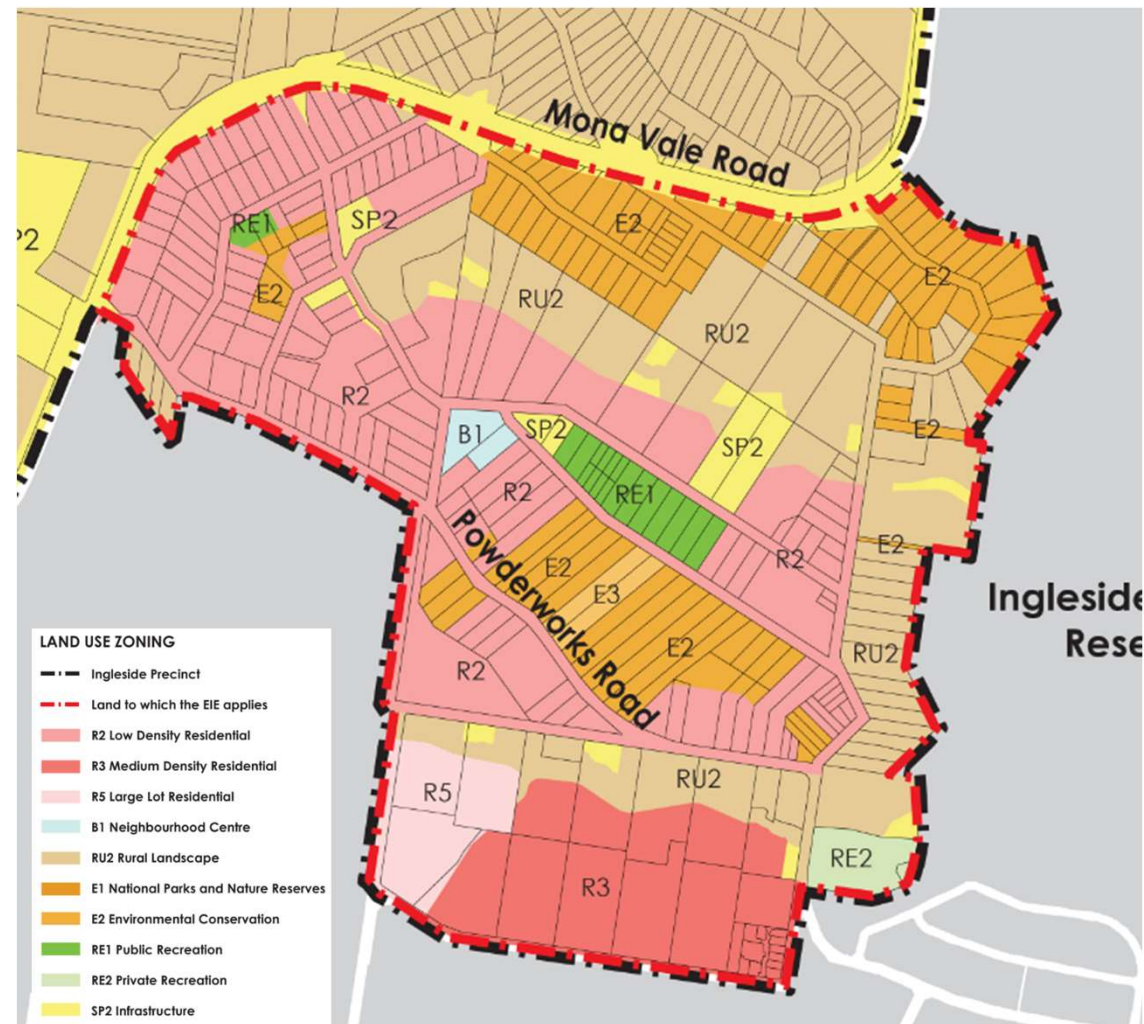
- DPIE has worked closely with TfNSW to ensure the road network can support the community.
- Network and intersection capacity will be monitored.
- New local roads will be created on the south side of Mona Vale Road
- Upgrades will be proposed as necessary to Powerworks Road and roads it intersects with.
- Mona Vale Road west upgrade planned.
- Bus services to meet the needs of the community will be provided and connect with regional links such as the B Line.
- Active transport routes through the precinct is proposed for cycling and walking.



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Planning controls for Ingleside



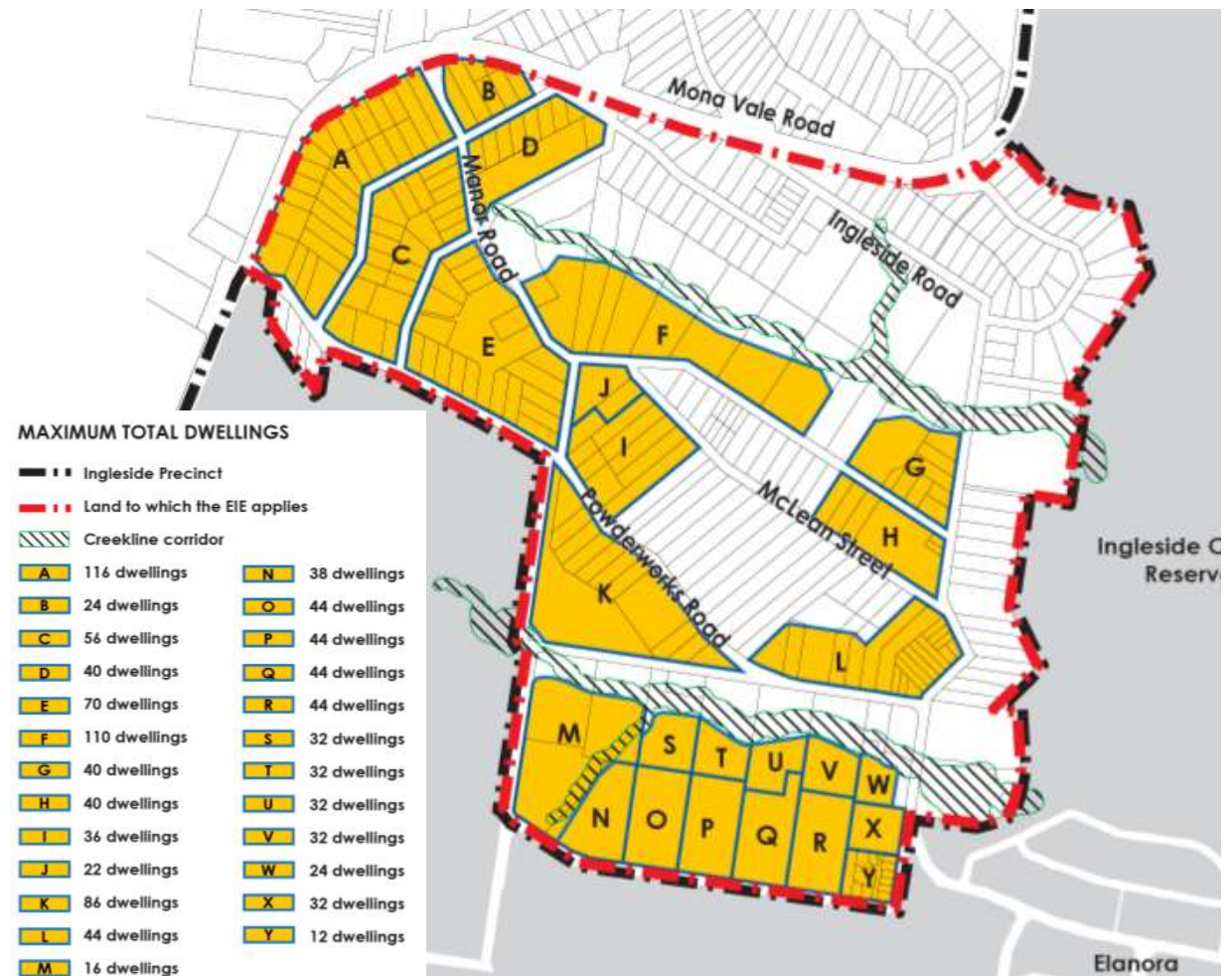
Dwellings number are capped to ensure safe evacuation

Maximum Dwellings

- Maximum Dwellings map places cap on the number of dwellings per sector.
- Map is supported by clause in LEP to ensure cap per sector is not exceeded.
- Implementation of restriction on dwellings is reinforced through exclusion of SEPPs



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*Total includes approx. 130 existing dwellings.

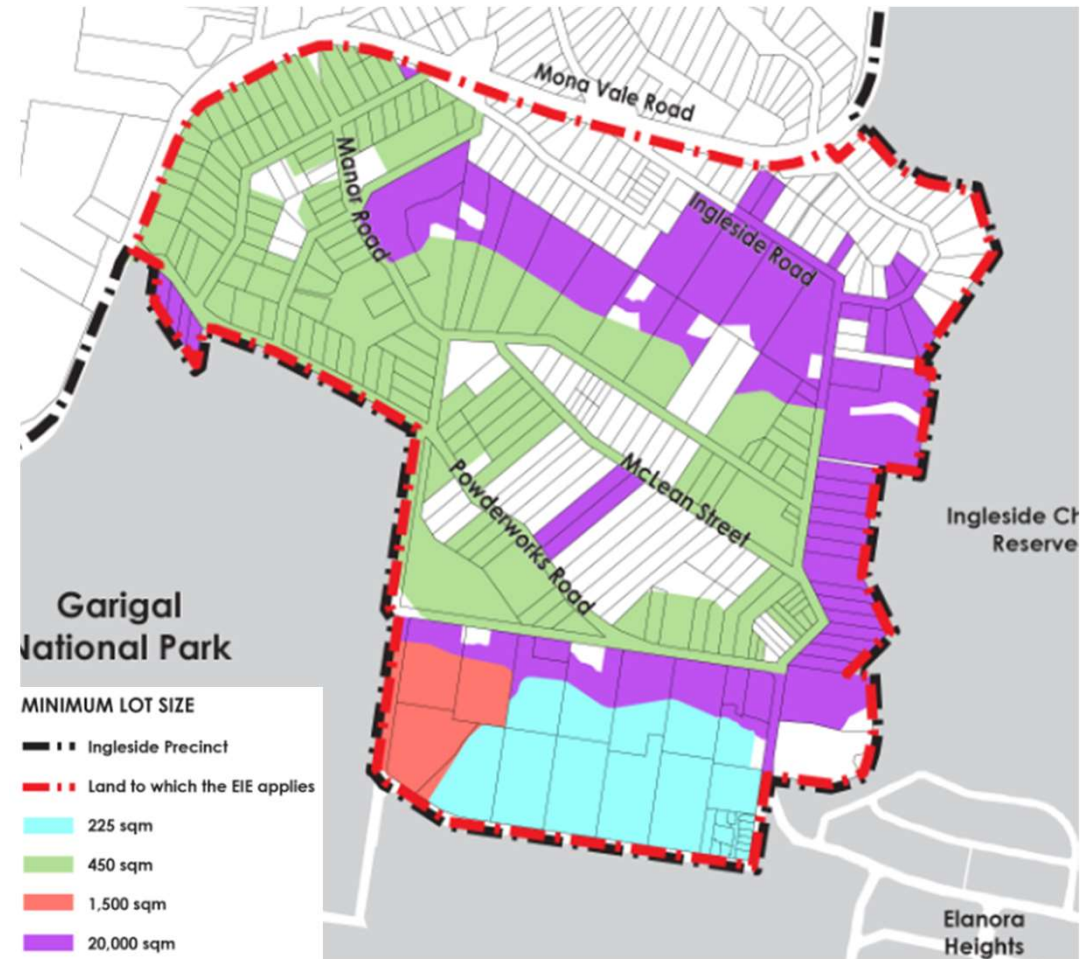
Lot sizes in the precinct respond to maximum dwelling numbers

Minimum Lot Size

- Minimum lot size applied to residential areas.
- 20,000sqm applies to RU2 (unchanged) and E3
- 1,500sqm applies to R5
- 450sqm applies to R2
- 225sqm applies to R3



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Exhibition Package

The exhibition package includes:

- draft Place Strategy
- Explanation of Intended Effect (planning controls)
- Supporting technical studies:
 - Traffic & Transport Assessments
 - Strategic Bushfire Study
 - Infrastructure Delivery Plan
 - Water Cycle Management – South Ingleside
 - Economic and Retail Study
 - Social Infrastructure Assessment
 - Riparian Assessment
 - Biodiversity Assessment
 - Noise and Vibration Impact Assessment
- 6 week exhibition period
- Speak to a planner sessions for the community and stakeholders
- Briefing with the Ingleside Community Reference Group
- Webinar for the community

