



Ingleside Precinct - Demographic and Social Infrastructure Assessment

DRAFT Executive summary

Client:
Department of Planning & Environment

Date:
5 November 2014

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Date	5 November 2014
Document name	Ingleside Social Infrastructure Assessment - Executive summary Draft 5-11-14
Version	1

Executive summary

The Demographic and Social Infrastructure Assessment, prepared by Elton Consulting, considers the future demographic profile of the Ingleside Precinct and the community facilities, human services and open space that will be required to support this population.

Relevant policies and objectives of the NSW Government and Pittwater Council have been reviewed to provide the guiding framework for the planning and provision of community facilities and open space.

The study presents an analysis of the social context of the Ingleside Precinct and surrounding areas. It examines the characteristics of the existing population of Ingleside, currently estimated at around 1,000 people and containing a high proportion of family households with older children. It also considers characteristics of nearby Warriewood Valley, which has seen rapid population growth over the past 5-10 years and provides useful insights into the characteristics of people likely to move into the Ingleside Precinct in future.

The report then examines existing human services, community and recreational facilities and open space in and around the Ingleside precinct and their capacity to absorb demand likely to be generated by future residents. Social infrastructure within Ingleside is currently very limited. However, a wide range of local and district level services and facilities is available in Mona Vale, Warriewood, Terrey Hills and Elanora Heights, including many schools, community centres and medical facilities. The surrounding area also offers a large number of open space and recreational options, including the adjacent national parks and nearby beaches. Key issues include the capacity of local schools, with limited capacity in primary schools but some spare capacity in high schools, the limited availability of sporting facilities and an identified shortage of activities for young people. On the basis of this assessment, new local services, facilities and additional active open space will be required to cater for the future population of Ingleside.

The draft Structure Plan for Ingleside shows that the precinct could accommodate around 3,500 new dwellings in a mix of low density (61%), medium density (38%) and very low, environmental living (1%) styles. Applying average household sizes for these types of dwellings within the LGA from the 2011 Census indicates that the future population is likely to be around 9,500 people, with around 4,000 living north of Mona Vale Road and around 5,500 living to the south of Mona Vale Road. Evidence from other new development areas, including Warriewood Valley, suggests that the majority of households will be young families with or without young children, with some second or third home buyers and some older people wanting to live near other family members. Most households would be expected to be on moderate or high incomes, with both parents working. Rates of car ownership will be high.

On the basis of these population estimates, assessment of existing facilities and consultation with State and local government agencies, the following community facilities and open space are recommended for inclusion within Ingleside precinct:

- » One moderately sized multi-purpose community centre located to the north of Mona Vale Road, and potentially a second, smaller community facility located to the south of Mona Vale Road that could meet some needs during the early stages of development
- » One primary school and one high school
- » Local medical centre/s
- » 3-4 privately operated childcare centres (depending on size)
- » Around 27 ha of open space with a focus on active recreation. This should include three sports parks with double playing fields and linkages through the area to encourage walking and cycling. There will also be a need for local parks distributed through the precinct.



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