

The following document captures questions and answers for the draft Ingleside Place Strategy, including questions and answers from a webinar held on 15 June 2021.

Questions and answers from webinar on 15 June 2021

What consultation has been done to date?

The Department has been engaging as much as possible with the community and there have been many opportunities for the community to speak with a planner and ask questions regarding the draft strategy:

- A meet the planner session was held on 9 June with 160 participants across four sessions attending at the Monash Country Club
- A second meet the planner session was held on 21 June, with 80 attendees filling the 120 available spaces
- The Ingleside Community Reference Group, which has been meeting at key milestones in the project since 2017, was briefed on 10 June
- An online information session was held on 15 June for the community to be briefed and to ask questions, with 62 attendees.

Will the current exhibition period be extended?

The exhibition has been extended by more than two weeks and will now end on Friday 23 July 2021. The exhibition will now run for eight weeks – twice as long as the standard four-week exhibition – to ensure everyone has the opportunity to have their say.

All submissions will be collated in a Submission Report which will be made available online.

Will there be further opportunities for consultation?

The Department is providing one-to-one phone briefings with a planner to answer questions about the place strategy. These can be booked through [Eventbrite](#).

How have the plans changed from those exhibited in 2016?

The draft Ingleside Place Strategy defines a reduced area for development in response to bushfire impact issues, bushfire evacuation capacity and servicing requirements.

The number of potential dwellings has been reduced from 3,400 to about 980 additional homes located south of Mona Vale Road over approximately 180 hectares. This area will accommodate about 3,000 additional people.

A mix of housing types is proposed, including houses on larger lots, houses on semi-suburban lots, and townhouses/low-rise apartments. Playing fields, a community centre and neighbourhood shops are clustered in the centre of Ingleside to provide a tangible heart and focus for community activity.

The proposed location of land use zones also reflects the highly variable topography and environmental values of the landscape, ensuring new development does not affect the habitat of important native flora and fauna.

What happens to existing housing?

There is no requirement for people to move out of the precinct or to develop their land.

The Environmental Planning and Assessment Act (1979) and the *Environmental Planning and Assessment Regulation 2000* allow existing homes that have been lawfully constructed prior to rezoning to remain in place.

What do these plans mean for the north of the precinct?

Ingleside north of Mona Vale Road will retain its existing rural residential character following detailed consideration of a range of bushfire, evacuation, environmental and servicing constraints that make further development unsuitable.

Council will also review existing planning controls, appropriate uses and development opportunities to the north of Mona Vale Road as part of its comprehensive planning processes for a new Northern Beaches Local Environmental Plan (LEP).

Any new development in this area would need to be serviced and any additional population growth acceptable due to the area's acute bushfire evacuation limitations.

Will these plans affect the local character of Ingleside?

The draft Ingleside Place Strategy carefully considers existing local character and community aspirations. The plan aims to enhance the features and character that people love, while creating new homes, new opportunities for social connections and services and new supporting infrastructure.

The precinct is divided into five character areas reflecting the development types, land uses, physical and scenic characteristics. The area to the north of Mona Vale Road has been identified as an area to retain its existing rural-residential character.

Will there be strong design guidelines?

Council are preparing a Development Control Plan (DCP) that will likely set out fine-grain built form and urban design provisions for new development, including:

- local roads and corridor linkages for active travel and fauna protection;
- tree canopy, landscaping and private open space controls;
- bushland, native vegetation, tree protection and natural features requirements;
- waterways and riparian corridor protection;
- sustainability requirements and targets;
- bushfire building standards to support Planning for Bush Fire Protection 2019;

- stormwater and water cycle management requirements and targets (for water quality and water quantity);
- amenity, view sharing, solar access, and privacy requirements;
- geotechnical requirements;
- flood planning controls;
- neighbourhood centre controls.

Development applications for new homes within the development area south of Mona Vale Road won't be determined under the proposed planning controls until a DCP has been prepared and is in force.

The draft DCP is expected to be publicly exhibited by Council in late 2021.

Why has the Bushfire Traffic Analysis not allowed for evacuation along Mona Vale Road?

The Ingleside Precinct Bushfire Traffic Analysis (23 March 2021) is available to view at <https://www.planningportal.nsw.gov.au/ingleside>. This study addresses the ability of existing and proposed new residents of Ingleside to evacuate in the event of a bushfire.

The bushfire traffic analysis confirms that the primary evacuation route from Ingleside, south along Powderworks Road, was identified in consultation with NSW Fire and Rescue, NSW Rural Fire Service and NSW Police. Evacuation along the Mona Vale Road corridor is not supported given large sections of the road corridor are close to bushfire-prone land.

Has the Traffic and Transport Study been updated after the previous study of 2016?

The Ingleside Precinct Rezoning: Updated Traffic and Transport Assessment (1 March 2021) is available to view at <https://www.planningportal.nsw.gov.au/ingleside>. The study considered the revised scope of the draft place strategy and existing road conditions. Several local intersection upgrades are proposed in the precinct to ensure safe and convenient access for local residents onto Powderworks Road. These upgrades include new roundabouts at:

- Wattle Rd
- Wilson Ave
- Ingleside Rd
- Wilga St

Works are also proposed on Powderworks Road and Garden Street to extend and formalise left turn bays. These upgrades are shown in the traffic and transport assessment.

The traffic and transport study also concluded that some upgrades to the regional road network proposed in the previous study of 2016 are no longer required given the significant reduction in new dwellings proposed in the current strategy. These include the intersection of Mona Vale Road and Pittwater Road and upgrades to intersections with Mona Vale Road at Chiltern Road and Lane Cove Road.

TfNSW and Council will regularly monitor the impact of new development on Powderworks Road to ensure safe and efficient movement around the precinct and onto surrounding State and local roads.

How will the local road network be developed?

A range of local road upgrades and a network of future local roads are required to support the precinct. The current plan identifies a road network hierarchy to support future land uses which includes both existing and proposed internal roads. A proposed future local road network is shown on page 25 of the Explanation of Intended Effect document.

The Development Control Plan (DCP) and local infrastructure contributions plan, being prepared by Council, will consider the staged delivery of local road infrastructure to support the proposed growth in Ingleside.

When will the Mona Vale Road East upgrades be finished?

The NSW Government is investing \$140 million to upgrade the eastern section of Mona Vale Road between Manor Road in Ingleside and Foley Street in Mona Vale. The upgrade will add an extra two lanes to improve safety and traffic efficiency. Construction started in January 2019 and is expected to finish in 2022.

More information on the project can be found at <https://www.rms.nsw.gov.au/projects/mona-valeroad/mvreast/index.html>

What is happening with Mona Vale Road West?

Transport for NSW's (TfNSW) detailed design development of the Mona Vale Road West upgrade is currently on hold. This includes the proposed realignment of Baha'i Temple Way to the four-arm signalised intersection and upgrade of the Powderworks Road approach of the intersection.

TfNSW will review the impact of the Ingleside Place Strategy now on exhibition and assess its impact on the current design.

What upgrades are proposed to the bus network?

Transport for NSW is improving bus stop infrastructure as part of the Mona Vale Road upgrades to boost service provision between Mona Vale and Macquarie Park, also linking up with the B-Line and local bus services. In addition, Powderworks Road, Manor Road and Wattle Road will accommodate local bus services to improve access to public transport for Ingleside residents.

TfNSW will work with Council to determine local bus routes and the final location of bus stops.

Are the locations of cycleways shown in the draft plans?

A comprehensive walking and bicycle network is proposed for the precinct, which will link the neighbourhood centre and residential neighbourhoods with key strategic routes and onward destinations.

The proposed bicycle network will be confirmed by Council. It is expected to include a mixture of dedicated bicycle facilities such as off-road (shared path), on-road (cycle lane) and off-road (shared path—green corridor).

What is happening with publicly owned land in the precinct?

Most publicly owned land is proposed to be rezoned for environmental conservation purposes to protect significant areas of natural vegetation and create opportunities for natural corridors within the precinct.

Additionally, public land owned by the NSW Government and Council in the centre of the precinct has been identified for a community centre and playing fields. A small amount of NSW Government land in Character Area 1 is proposed to be rezoned for low-density housing.

What has been done to enhance wildlife corridors?

A large amount of publicly owned land is proposed to be rezoned for environmental conservation purposes, to protect significant areas of natural vegetation, create opportunities for wildlife corridors within the precinct and connect the precinct to surrounding natural areas.

Protection and management of the two riparian corridors within the precinct also provides the opportunity to enhance wildlife habitat in these areas.

Do the plans future-proof the needs for schools and hold some land for future schools?

The Department has been working closely with the Department of Education to ensure long-term planning meets the needs of the local community.

The development area, south of Mona Vale Road, is 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 currently under way to upgrade Mona Vale Public School and Narrabeen Sports High School to enhance education facilities within the locality.

The Department of Education has confirmed that these existing primary and secondary school sites have capacity to accommodate the enrolment demand anticipated from proposed residential growth for Ingleside. The NSW Government owns sites in Ingleside, providing flexibility if a school is required in the future.

How were the sporting fields determined?

The Ingleside Precinct Demographic and Social Infrastructure Assessment (2 March 2021) is available to view at <https://www.planningportal.nsw.gov.au/ingleside>.

This study was prepared in close consultation with Council and the Department of Education and recommends the type of facilities required to meet the open space, recreation, community and education needs of the Ingleside community into the future.

The draft Ingleside Place Strategy proposes a centrally located community hub and meeting place, including local shops, a community centre and playing fields. This responds to a recommendation in the social infrastructure assessment for up to 4 ha of open space, combining active play spaces with more passive public places for youth and community uses.

Northern Beaches Council will determine the final design of sporting fields and public spaces within the precinct.

How will the plans affect existing tree canopy?

The draft Ingleside Place Strategy seeks to maintain and protect the native vegetation and tree canopy within the precinct area to reduce the urban heat island effect of development.

A Development Control Plan is being prepared by Council. Provisions for native bushland management and tree protection are expected to be included in the DCP, including targets to achieve the Premier's Priority initiative to increase tree canopy cover across Greater Sydney to 40%.

The draft DCP is expected to be publicly exhibited by Council in late 2021.

Will there be locations for electric vehicle charging and community batteries?

Sustainability is a key objective of the draft Ingleside Place Strategy, which aims to reduce the environmental footprint of development in this area.

The Development Control Plan being prepared by Council will set sustainability targets and requirements for Ingleside. It is anticipated that provisions for electric vehicle charging will be identified in the DCP.

The draft DCP is expected to be publicly exhibited by Council in late 2021.

What development can occur for lots identified with multiple zonings?

In some circumstances, the draft Land Use Maps have applied more than one zone to a single lot of land. This is generally referred to as a split zoning and acknowledges the different development potential and/or environmental constraints on a single parcel of land. For the Ingleside Precinct, lots with split zones are mostly guided by the riparian corridor, topography and biodiversity constraints.

Future development of land with a split zoning must apply the land use zone (and associated planning controls) to the extent shown on the Land Use Zone map.

Is the large yellow area north of Mona Vale Road proposed for acquisition?

This area is already zoned SP2 Infrastructure – Educational Establishment. The plan does not propose changes to this zoning, nor does it propose acquisition.

Where can I find the proposed plans for Ingleside?

This draft Ingleside Place Strategy and all background documents are on public exhibition until Friday 23 July 2021 at www.planning.nsw.gov.au/ingleside

Previously asked questions and answers

Why does Ingleside need a place strategy?

The place strategy is needed to help guide future development and infrastructure requirements, to keep pace with a growing community. The Ingleside area has been identified as a potential location for new housing since the 1960s. The place strategy provides a pathway to provide growth in a sustainable, bushfire-safe way for the community.

What is the key focus of the strategy?

Safety is at the heart of this new plan, including ways to improve bushfire resilience for current residents.

We want to help Ingleside to grow sustainably, in a way that puts the safety of current and future residents first.

We've been working closely with state agencies, Northern Beaches Council, Police, RFS and Fire & Rescue to get the planning right.

How many new homes are considered in the place strategy?

The plan significantly reduces the maximum number of new homes that were previously proposed for Ingleside to approximately 980, to ensure people can get out of the area safely if they need to during a bushfire, with appropriate safety measures and evacuation plans.

What happened with previous plans for Ingleside?

A draft Land Use and Infrastructure Implementation Plan for Ingleside that envisaged 3,400 dwellings was released for consultation in 2016-17. Feedback raised in submissions included concerns about traffic, public transport, bushfire safety, environmental conservation, density controls and land acquisition. Given the bushfire safety concerns

arising from the 2016 public exhibition and consultation, a Bushfire Risk Assessment was undertaken in 2018. The assessment found Ingleside could be exposed to extreme to catastrophic bushfire risk, and raised concerns about the ability to evacuate the area safely in a bushfire event. In response, the 2016 planning package was not continued and an alternative approach began, focused on building a safe community, resilient to bushfire risks.

What were the key areas of focus for the bushfire study?

In early 2019, the Department engaged independent consultant AECOM to undertake a bushfire evacuation study and traffic assessment. It modelled and assessed the potential impact of several bushfire event scenarios and reviewed the potential for existing and future residents of the Ingleside Precinct to evacuate safely in a bushfire emergency without assistance from emergency services.

What are the key findings of the study?

Due to the high level of bushfire risk, primarily from the north-west, and the limited capacity of the existing road infrastructure, the AECOM study recommended that up to 1,000 new dwellings could be accommodated in Ingleside, located south of Mona Vale Road.

What will happen to homes north of Mona Vale Road?

The northern portion of Ingleside, to the north of Mona Vale Road, is an area that will retain its existing rural residential character following detailed consideration of a range of bushfire, evacuation, environmental and servicing constraints that make intensification of development unsuitable.

Council will also review existing planning controls, appropriate uses and development opportunities to the north of Mona Vale Road as part of its comprehensive planning processes for a new Northern Beaches Local Environmental Plan (LEP).

Any new development in this area would need to be serviced and any additional population growth acceptable due to the area's acute bushfire evacuation limitations.

What infrastructure will be needed in Ingleside?

The right infrastructure is key to support our planned renewal of the area, with upgraded roads, more parks and sports fields, a local community centre, water management plans and environmental conservation.

We will be working with the Council to plan for these infrastructure requirements.

Will any properties need to be acquired under the strategy?

Providing critical infrastructure to support the proposed future growth of the Ingleside community requires a small number of land acquisitions within the precinct.

Land is needed for stormwater management, road widening and open space. The stormwater system has been designed to meet Council's high-water quality standards and protect the Narrabeen Lagoon catchment and Warriewood Wetlands.

We will continue to work with Council to ensure this is kept to a minimum and will engage with potentially affected landowners during the public exhibition period.

When will the strategy be introduced?

This strategy is in draft form for the community to provide its feedback. It is on public exhibition from Tuesday 25 May until Friday 23 July 2021 at www.planning.nsw.gov.au/ingleside

Once the place strategy is finalised, new planning controls will be introduced in Northern Beaches Council's Local Environmental Plan to enable development applications to be progressed.

Where is Council at with its Local Housing Strategy?

In April 2021, Northern Beaches Council resolved to adopt its Local Housing Strategy and it has been submitted to the Department for approval. Council's Local Housing Strategy identifies the potential for a maximum of 1,000 new dwellings in the Ingleside growth area.