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Introduction
Basic consultation information

The Department of Planning and Environment has been working with Northern Beaches Council, UrbanGrowth NSW, Ingleside Community Reference Group, the local community and other government agencies to prepare a plan that will create sustainable development in Ingleside.

A draft Land Use and Infrastructure Strategy (the draft Strategy)* including a structure plan and suite of technical reports, was made available for community and stakeholder feedback, as part of a non-statutory consultation between December 2016 and 28 February 2017. The consultation included:

- Letters to all landowners and stakeholders inviting comment
- Information made available at the Department, Council and online
- Drop-in sessions attended by some 280 people
- Council organised public meeting

There has been a strong community response to the draft Strategy, with some 425 submissions received. A large number of submissions were comprehensive, with the largest comprising 170 pages.

* Note the Department now refers to these strategies as a Land Use and Infrastructure Implementation Plan.

Where we are in the process

The Department has reviewed all submissions and prepared responses to all issues raised. Given the volume of submissions received, this process has taken some time. The major themes raised in submissions has been analysed and is outlined below.

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**Ingleside Precinct Consultation December 2016-February 2017: Major submission themes**

- Transport, traffic, travel
- Biodiversity and environment conservation
- Residential density, height, urban design
- Changes to land use
- Water Cycle Management
- Social infrastructure
- Utilities, serviced areas
- Land acquisition, rates
- Bushfire management
- Planning and consultation process
- Visual impacts
- Sustainability
- Heritage
- Affordable housing
- Noise
Where to from here?

Revisions to a number of the technical reports supporting the draft Strategy is currently being undertaken in response to matters raised in submissions and as more detailed information has become available.

Once all the technical inputs have been finalised, preparation of the package of information for statutory exhibition will be undertaken.

It is envisaged that this statutory exhibition phase will take place in 2018.
Overview of key issues and responses
Introduction

This document provides a brief overview of the key issues raised in the submissions received and responses to them. Each of the fifteen (15) submission themes above are addressed in this overview.

A comment about our responses

This document provides an overview of the key submissions issues and responses as we are still mid-way through the project. A comprehensive response to all submission issues will be published as part of the statutory exhibition package in 2018.

Traffic and transport

What you said

Community and some government agencies are concerned about the development of Ingleside without upgrades to Mona Vale Road. Many community members have pointed out congestion on Mona Vale Road contributes to congestion on surrounding roads as well.

In addition, general feedback on traffic congestion, public transport and local roads was also received.

What we have said

The draft Transport and Traffic Study has found that Mona Vale Road is at capacity now, and cannot accommodate traffic generation associated with development at Ingleside. Consequently the study assumes an upgrade will be provided and tests the impact of the development of Ingleside on the upgraded road. Development of Ingleside will be staged such that requisite upgrades to Mona Vale Road will be completed to accommodate the precinct development.

The draft Traffic and Transport Study found that an upgraded Mona Vale Road reduced traffic on routes such as Powderworks Road, particularly when the currently rural portion of the road was converted to a more suburban arrangement.

The draft and Use and Infrastructure Strategy seeks to promote walking and cycling with convenient and safe connections, with cycle routes provided along all collector roads.

What we are doing now

1. We are continuing to liaise with Transport for NSW regarding the timing and nature of upgrades to Mona Vale Road and bus services.

2. We are in the process of including measures within the draft planning controls to ensure that subdivision does not occur until adequate capacity upgrades to Mona Vale Road are imminent.

3. We are in the process of finalising the Transport and Traffic Study by:
   a. Reporting on traffic counts made in March 2017
   b. Updating information to reflect current proposals for the Mona Vale Road East and West upgrade projects
   c. Updating information on the future provision of bus services
d. Including additional information on bus capable corridors within the Precinct including potential route coverage

4. The proposed Development Control Plan for Ingleside will:
   a. Provide information on the provision of shared paths, footpaths and on-road bicycle routes as part of encouraging an active travel network
   b. Include information on ancillary infrastructure for public transport passengers and bicycle users such as bus stops, and bicycle parking facilities
   c. Include more information on the location and planned nature of traffic control devices

**Biodiversity and environmental conservation**

**What you said**

Some landowner submissions opposed the allocation of land for ecological corridors and environmental conservation, particularly along ridgelines and riparian corridors. And on the other hand, a number of community group submissions advocated that these corridors should be significantly wider, although no reasons were given for their preferred width.

A number of submissions were concerned with the preservation of coastal upland swamps, and argued that larger buffers were required.

Some landowner submissions argued that the ecological value of vegetation on their land was overstated and/or there were physical obstructions which would inhibit fauna movement.

Some submissions claimed that the indicative asset protection zones shown in the draft Bushfire Protection Assessment were encroaching into environmental conservation areas.

**What we have said**

A network of wildlife corridors linking adjoining national parks and council reserves were incorporated into the Structure Plan as recommended by the ecological consultant.

The indicative asset protection zones shown in the draft Bushfire Protection Assessment are located almost entirely within areas proposed for development. In a small number of instances the zones move through areas proposed for conservation land uses as the actual vegetation boundary is not located at the lot boundary. The assessment notes that final asset protection zone controls are only defined at subdivision stage.

**What we are doing now**

1. Undertaking a further ecological survey of the precinct
2. Examining proposed land uses near the coastal upland swamp between King Road and Waratah Road
3. We are reviewing the proposed ecological corridors and fauna crossings taking submissions into account
4. We are reviewing areas which landowners consider to be of a lower ecological value than claimed
5. Finalising the Biodiversity Assessment Report
6. Preparing to exhibit the Biodiversity Certification Application concurrent with the statutory exhibition package

**Residential density, height and urban design**

**What you said**

Community submissions provided a variety of positions regarding housing density, height and urban design, some preferring lower density housing typologies while others seek increased densities on their land. Some opponents of medium density housing consider the planning outcomes of Warriewood to be undesirable. Some submissions supported increased density as a way of improving housing affordability.

Developer submissions are concerned that a 10.5m height limit does not allow a three-storey building to provide for a lift.

**What we have said**

A key objective of the draft Land Use and Infrastructure Strategy is to create a diverse housing mix that caters for to a range of household types. The Structure Plan locates medium density areas in less visually prominent areas closer to services, surrounded by low density housing and providing some larger lot housing near national parks and nature reserves.

**What we are doing now**

1. We are drafting formal planning controls based on the Structure Plan, considering the submissions made

2. The proposed Development Control Plan for Inglesidewill include measures to:
   a. encourage a diversity of housing types within subdivisions.
   b. ensure the public domain in medium density areas reflects the more significant roles it plays in the higher density environment.

**Changes to land use**

**What you said**

Landowner submissions provided a variety of positions regarding changes to land use, ranging from those who sought the retention of the status quo and lower densities than proposed, to those who object to their land being designated for environmental conservation, open space and other infrastructure requirements.

**What we have said**

A key objective of the draft Strategy is to integrate planning measures to enable environmentally, economically and socially sustainable development of the precinct. The Structure Plan identifies appropriate social and physical infrastructure for the neighbourhood as well as identifying areas of high ecological value as environmental conservation areas and wildlife corridors. Ability to service the area has been a consideration in the recommended land use configuration.
What we are doing now

1. Examining proposed land uses having regard to technical advice and submissions received
2. Reviewing the proposed environmental conservation areas and ecological corridors taking submissions into account

**Water Cycle Management**

**What you said**

Community and landowner submissions provided a wide range of views regarding water cycle management, some submitters emphasising that the Water Cycle Management Strategy should retain and maximise environmental flows into streams and water management areas and provide a higher standard of water conservation, with some seeking review of the extent of water management areas and creek corridors.

**What we have said**

The Land Use and Infrastructure Strategy identifies that to meet environmental flow and groundwater targets across the precinct, mitigation measures may include rainwater harvesting on a less scale using rainwater tanks, as well as bioretention basins, stormwater harvesting and treatment measures for runoff.

**What we are doing now**

1. We are reviewing and finalising the Water Cycle Management Strategy taking submissions into account

**Social infrastructure**

**What you said**

Some landowner submissions seek the review and/or removal of proposed social community infrastructure (school and community centre sites, parks and sporting fields) from their landholdings. Community submissions seek further detail of social infrastructure and in cases seek additional facilities.

**What we have said**

The draft Land Use and Infrastructure Strategy identifies that social infrastructure facilities for the precinct as identified in the Demographic and Social Infrastructure Assessment.

**What we are doing now**

1. We are reviewing the proposed social infrastructure requirements taking submissions into account

**Utilities and serviced areas**

**What you said**

Community submissions offered suggestions regarding services infrastructure, including that all power is underground and that the Warriewood Sewerage Treatment Plant is upgraded. Several landowner submissions
seek the extension of proposed utilities to sub-precincts such as Wirreanda Valley which would facilitate a change in land use.

**What we have said**

The Infrastructure Delivery Plan identifies the infrastructure requirements to service the precinct.

**What we are doing now**

1. We are reviewing and finalising the Infrastructure Delivery Plan taking submissions into account
2. Servicing authorities will refine their servicing proposals to enable staged development of Ingleside precinct

**Land acquisition, rates**

**What you said**

Landowner submissions objecting to the allocation of land for environmental conservation, social infrastructure etcetera also sought clarity as to the land acquisition process. Some submissions have also sought detail of the land tenure and rating implications of the proposals.

**What we have said**

Regional infrastructure, affordable housing and biodiversity offsets are funded by a Special Infrastructure Contribution, while essential local infrastructure will be funded by a Section 94 Contributions Plan.

**What we are doing now**

1. We are reviewing and finalising the Infrastructure Delivery Plan taking submissions into account
2. We are preparing a Special Infrastructure Contribution Plan for the precinct
3. Assisting Northern Beaches Council to prepare a Section 94 Contributions Plan

**Bushfire management**

**What you said**

A number of submissions were concerned about development in this area considering the history of bushfire, particularly the 1994 Cottage Point fire.

Submissions from landowners in Dendrobium Crescent and Caladenia Close expressed concern about the intensity of development near Wilga Street and the effect that may have on their capacity to evacuate in the event of a major bushfire.

Some submissions claimed that the indicative asset protection zones shown in the draft Bushfire Protection Assessment were encroaching into environmental conservation areas.
What we have said

The draft Bushfire Protection Assessment examined development feasibility using the 2006 document Planning for Bushfire Protection. The Assessment makes a number of recommendations, including providing perimeter roads and potable water to all development and undergrounding electricity wherever possible. A number of areas were excluded from further development due to bushfire risk.

The indicative asset protection zones shown in the draft Bushfire Protection Assessment are located almost entirely within areas proposed for development. In a small number of instances the zones move through areas proposed for conservation land uses as the actual vegetation boundary is not located at the lot boundary. The assessment notes that final asset protection zone controls are only defined at subdivision stage.

What we are doing now

1. We are developing in consultation with the NSW Rural Fire Service bushfire emergency planning measures to be included within Council’s Local Emergency Management Plan.

2. We are finalising the draft Bushfire Protection Assessment taking into submissions into account.

Planning and Consultation Process

What you said

Landowner and community submissions have sought further detail of the planning and consultation process for the precinct. Several submissions argued that they have not been consulted adequately and/or sought a further consultation process prior to preparation of statutory documents.

What we have said

The next phase of the project is the exhibition of the statutory planning package which will include the Development Control Plan.

What we are doing now

1. We are preparing the statutory planning package for public exhibition. This will provide detail of the planning proposals and provide a further opportunity for stakeholder comment.

2. We are continuing to liaise with key stakeholders through meetings of the Ingleside Community Reference Group and other means.

Visual Impacts

What you said

Landowner submissions have sought that the Landscape Visual Assessment (LVA) include a modelling analysis of the building height planes across the site. Submitters state that the LVA also focuses on views across the site but not to improving the amenity of future residents. Increased building heights may be possible in locations to maximise ocean views.
What we have said

The LVA has been undertaken at a broad scale to identify areas of visual senstivity across the site having regard to the landscape character. It does not model building height which was set in the early stages of the project in the community workshops and visioning process.

What we are doing now

1. We are finalising the Landscape Visual Impact Assessment taking submissions into account.

Sustainability

What you said

A major community submission outlines a vision for “Ingleside to be a ‘lighthouse development’ showing how a modern community can live sustainably and in harmony with the natural environment”. The submission outlines proposals for best practice sustainability standards for the precinct to be a leading-edge example across the areas of biodiversity, energy and climate change, natural hazards, noise, peri-urban areas, scenic protection social and demographic issues, sustainable urban design and planning, transport and traffic, urban trees, waste management, watercycle management and waterways. Other community submissions reflect some of these issues also. These issues range across the gamut of submission themes.

What we have said

The draft Strategy outlines the vision for the precinct is to create a sustainable development that meets the needs of a well-connected and diverse community, supported by local facilities and infrastructure.

What we are doing now

1. In partnership with Council, we are preparing to conduct a facilitated Sustainability Forum the statutory planning package for public exhibition. This will provide detail of the planning proposals and provide a further opportunity for stakeholder comment.

Heritage

What you said

Community submissions have made several comments regarding the natural, Aboriginal and built heritage of the precinct. A submitter seeks planning controls on height and an appropriate curtilage be maintained around the landmark Baha’i Temple. An agency submission outlines on the need for relevant permits under the NSW Heritage Act as the precinct develops.

What we have said

Indigenous and non-Indigenous heritage assessments were prepared as part of the draft Strategy and incorporated into the Structure Plan.
What we are doing now

1. We are finalising the draft Heritage Assessments, taking submissions into account.

Affordable Housing

What you said

Community submissions have sought further detail of affordable housing proposals for the precinct. An association submission has questioned the merits of affordable housing targets for Ingleside precinct, particularly given it is proposed to be funded through a special infrastructure contribution, a tax on all new housing, and would be subject to feasibility.

What we have said

The draft strategy refers to the draft North District Plan in regard to mandating a target of 5-10% of floor space being contributed to affordable housing for key workers. Further work is to be done to further define the amount of affordable housing for Ingleside, with the findings to be made available during the statutory public exhibition.

What we are doing now

1. We are preparing the statutory planning package for public exhibition. This will provide detail of the affordable housing proposals for the precinct.

Noise

What you said

Landowner and community submissions have raised noise concerns relating to road traffic (Mona Vale Road particularly) and commercial development within the precinct.

What we have said

The draft Strategy incorporates a Noise and Vibration Assessment for road traffic noise levels. More detailed noise assessments will be required in the Development Control Plan at the development application stage in accordance with relevant NSW Government policies and guidelines.

What we are doing now

1. We are preparing the statutory planning package for public exhibition. This will provide detail of the general noise requirements within the precinct.