

What will we be consulting about?

- We are working with the Northern Beaches Council and UrbanGrowth NSW to plan for an environmentally sustainable precinct in Ingleside that meets the needs of the community.
- We have released the following information:
 - The draft Land Use and Infrastructure Strategy (including the Structure Plan) - that sets out the long-term vision for the area, and the urban development and conservation outcomes.
 - Technical studies – that identify the opportunities and constraints in the Precinct.
 - A proposed amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP)* to make Ingleside a Priority Growth Area, providing interim development controls until the Precinct is rezoned.
- We will use the feedback gathered during the consultation period to finalise a planning package, which will be released for formal exhibition in 2017.

What will the Strategy deliver?

- The draft Strategy aims to deliver an environmentally sustainable development, recognising the area's complexity, character and many valuable features.
- Once the area is developed this could mean around 3,400 homes across Ingleside.
- An upgraded road network will be provided, including Mona Vale Road, and a new road layout in the neighbourhood centre. Connecting roads will be upgraded to provide for pedestrians, cyclists and buses.
- The Strategy sets a high benchmark for ecologically sustainable development in Sydney. It considers the need for new housing, community areas and transport access and also focuses on the area's native flora and fauna.

What changes have been made following the last round of consultation?

- Community consultation was carried out in November 2014. Since this time the Strategy has been updated to include:
 - Further investigations into Angus' Onion Orchid, which is listed as an endangered species under both State and Commonwealth environmental legislation, determining the extent of the species' presence in the Precinct and beyond.
 - Changes to green corridors to address the impact of future conservation land on private landowners.
 - A change to large lot housing to the east of Walter Road to provide better view corridors and create a transition between low density residential areas and the Katandra Bushland Sanctuary.
 - Identification of additional urban land with development potential as a result of additional servicing opportunities.
 - Additional access opportunities within the Precinct and changes to the road network.
 - Refinement of drainage and water management measures.

What type of housing is proposed for Ingleside?

- Ingleside will offer diversity in the type of housing available for renters and buyers. This ranges from standalone homes on larger blocks, to small lot, attached and semi-detached housing including terrace style housing near community areas and public transport.
- Housing density and form will respond to the Precinct's landscape, creeks and views.
- We're already looking at how we can deliver affordable housing in Ingleside, and further work is being carried out. The findings of this work will be made available during our next round of consultation later in 2017.
- We're also reviewing the Draft North District Plan that has set a target of 5-10% of floorspace for affordable rental housing.

What infrastructure will be in place to support the growing community?

- The infrastructure requirements and timing for delivery are outlined in the draft Infrastructure Delivery Plan, which is part of the package we are consulting on.
- Infrastructure will be delivered in stages, based on cost-effective delivery and the demand for new homes.
- Ingleside will benefit from new or upgraded infrastructure including a water reservoir, sewage pumping station, electricity network and road upgrades.

How will the environment be protected?

- The draft Strategy proposes to set aside about 30% of land for conservation. The land proposed for conservation has been designed to:
 - Protect areas of high quality native vegetation.
 - Create a network of wildlife corridors to connect national parks and other reserves.
 - Protect the habitat of the Eastern Pygmy Possum.
 - Protect Angus' Onion Orchid.
- We are also seeking biodiversity certification for the Precinct to offset biodiversity impacts.

What community facilities will be provided?

- The following community facilities are proposed:
 - Multi-purpose community centres in North and South Ingleside.
 - A primary school.
 - Around 15 hectares of open space, including playing fields, local parks, and local walking and cycling paths to meet recreational needs.
 - A neighbourhood centre with local shops and services.
 - Relocation of the Rural Fire Service Station from King Street to North Ingleside.

Ingleside Precinct

Frequently Asked Questions

December 2016

- Our investigations have also identified a need for local medical facilities and three or four privately-operated childcare centres. We will consider the provision of these facilities within the planned neighbourhood centre or multi-purpose community centres.

What will happen to Angus' Onion Orchid?

- Our research has found that Angus' Onion Orchid is far more common than previously thought, including in many areas distant from Ingleside.
- Based on this information, the 'endangered' classification of this species may need to be revised.
- The majority of Angus' Onion Orchid will be within areas set aside for environmental conservation or an area not proposed for land use change.

What is proposed for Bayview Heights and Wirreanda Valley?

- Bayview Heights and Wirreanda Valley will retain their current character and no substantial changes to planning controls are proposed at this time.

What does the draft Strategy mean for me?

- The draft Strategy is proposing future land uses. It does not rezone land.
- Landowners can continue to use the land for its existing purpose, provided that the use has been lawfully commenced. This applies even if the Strategy is adopted and a rezoning is approved at a later date.
- Landowners can still sell their property at any time.

What happens to land proposed for open space, environmental conservation or water management?

- Once land in the Precinct has been rezoned, new planning controls will apply. Some areas that are zoned for environmental conservation, open space or water management uses will be acquired by Northern Beaches Council. The timing of any acquisition will be influenced by the rate of development.
- The Land Acquisition (Just Terms Compensation Act) 1991 requires a council or government agency to consider matters such as the market value of the land, any special value to the landowner and expenses as a result of relocating.
- A land acquisition map will be prepared for the Ingleside Precinct identifying land that will need to be acquired for a public purpose. The land acquisition map, along with the zoning map, land use controls and developer contributions plans will be made available during our next round of consultation.
- More information is available at: valuergeneral.nsw.gov.au/compulsory_acquisitions.

How can I view the Strategy?

- All documents can be viewed online at www.planning.nsw.gov.au/ingleside or in hard copy at the Northern Beaches Council offices and the Department's office in Sydney.

When can I comment on the Strategy?

- You can comment on the Strategy now by making a submission:
 - Online: planning.nsw.gov.au/ingleside
 - By post to: Department of Planning and Environment, Land Release, GPO Box 39, Sydney NSW 2001
 - You can also view the Structure Plan as an interactive map and pin your comments and feedback. Visit inglesideplanning.com.au
 - Submissions will be made public in line with the Department of Planning and Environment's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission.
 - Before making a submission, please read our privacy policy at www.planning.nsw.gov.au/privacy
 - All submissions will be carefully considered. The feedback gained at this stage will be used to finalise the planning documents before formal exhibition, planned for 2017.
 - Please send us your submission before 5pm Tuesday 28 February 2017.
- Northern Beaches Council is providing a visual display of the exhibition material, including a video. This is available during business hours at Village Park, 1 Park St Mona Vale.

What are the next steps?

- 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.
- Feedback gathered from the community about the draft Strategy will be used to further refine the planning package for Ingleside. We will consult with the community again during the formal exhibition in 2017 before we finalise the planning package.