



Ingleside Draft Land Use and Infrastructure Strategy Preliminary Submission

To: www.planning.nsw.gov.au/ingleside

Sustainable Ingleside would like to make this preliminary submission about our concerns relating to the draft Ingleside Land Use and Infrastructure Strategy and associated reports and documents.

As some of our members are on the Ingleside Community Reference Group we are cognisant of its aims and objectives, in particular that the community reference group is to *"be a means of identifying innovative ideas that can enhance the precinct planning process"*.

Identifying innovative ideas is one of Sustainable Ingleside's core goals, however we find that the documents that have been released by the department are somewhat deficient in detail and the images are of poor quality, making it difficult for Sustainable Ingleside to make a meaningful submission. We need more clarity to the planner's intentions before we can adequately review the plans and make constructive comments.

Some issues our members have identified are:

Quality of the maps

- Many of the reports contain maps that have poor resolution so detail is difficult to see and when printed out they are A4 size or smaller, which is too small to read properly. An example is Figure 21, on p 71 in the Ingleside Precinct Transport and Traffic Assessment which shows the proposed active travel network. It is difficult to see exactly where the cycleways (for example) are positioned. Do they go through the green corridors or beside them?
- It is hard to assess the cumulative effects of the various changes proposed in the documents. This would be made easier if the various precinct plans in the Draft Strategy and the consultants reports were all available (on request) in high definition and to the same size and scale. For example, the effect that Asset protection zones have on fauna corridors.
- The colours used in the key to the Ingleside Precinct Structure Plan and other maps do not contrast enough, making it difficult to determine some of the land uses.
- A factual error has been identified in the maps included in the Riparian Corridors Assessment report. An unnamed branch of Wirreanda Creek has been wrongly labelled as Crystal Creek, which according to the Mona Vale Topographic Map 9130-1-S is a separate creek within Ku-ring-gai Chase National Park that flows into McCarrs Creek.
- The Community Centre will form a very important role in making Ingleside a modern friendly precinct that will be a focal point for local residents. There is no detail of how the planners intend to bring this to fruition.
- There is a need to provide easy access to public transport at Ingleside, and yet there is no indication of what is proposed for commuter parking and dedicated commuter cycleways.

Green Star evaluation

- There is insufficient detail in the Green Star evaluation in the Kinesis report. For example, we can't see how the points for Green Star 4 Star accreditation have been accumulated. We need this information to determine how we could move from 4 Star to 5 Star

Lack of Urban Planning information

- There appears to be no Consultant Report from a highly qualified Sustainable Urban Planner (like the reports by Cardno and Kinesis) – only a rough indicative plan with no rationale.
- The bisecting of the Ingleside Precinct by Mona Vale Road could create separated suburban areas with different characters and amenities. We need an examination of how the South Ingleside Sub-precinct and the North Ingleside sub precinct will be connected to form a whole.
- There is no discussion of elements of urban planning needed to address 21st century issues such as those associated with climate change and food security. Targeted placement of urban gardens, for example.
- It is important that the planning as far as possible preserves existing bushland. However we cannot find a precinct plan showing all existing areas of natural bushland with property boundaries.

Consequently we request that:

1. Subsequent to this exhibition period the planning documents be enhanced and placed on non-statutory exhibition for a second period along with a report on the submissions made during the first non-statutory exhibition period.
2. For the second non-statutory exhibition period printed copies of the documents (including A3 sized plans included in the reports) be made available on request to members of the Ingleside Community Reference Group.

Sustainable Ingleside Advocacy Group

Contact: Graeme Jessup
graamejessup@optusnet.com.au
Mob: 0419 495 178