

The Department of Planning and Environment  
Level 22, 320 Pitt St  
Sydney NSW 2000  
3 February 2017

Dear sir / madam,

## **Re: Draft Ingleside Precinct Structure Plan**

Thank you for the opportunity to comment on the Draft Ingleside Precinct Structure Plan. As a general matter for consideration, Northern Sydney Local Health District (NSLHD) Health Promotion requests that the Draft Ingleside Precinct Structure Plan adopts a framework which will promote health and wellbeing. NSLHD Health Promotion recommends the NSW Health Healthy Urban Development Checklist when preparing and commenting on development policies, plans and proposals.<sup>1</sup>

### **GENERAL COMMENTS**

NSLHD Health Promotion supports the Department of Planning and Environment, Urban Growth NSW and Northern Beaches Council's plan for a mix of housing densities, while retaining rural and environmental conservation areas.

### **SPECIFIC COMMENTS**

#### *Public Transport*

NSLHD Health Promotion supports a regular, reliable and convenient public transport system for Ingleside, so as to encourage residents and workers to use it rather than private motor vehicles. NSLHD Health Promotion expects that buses will remain the desired form of public transport in this precinct. It is pleasing that 'bus routes will link key centres.....and residential areas and bus services will increase to one every five minutes during peak hour'<sup>2</sup>.

#### **Recommendations**

- That the proponents ensure that the public transport system enables residents and workers in Ingleside, to have a viable and attractive public transport system that complies with the Greater Sydney Commission's priority i.e. residents being able to access jobs and centres within 30 minutes<sup>3</sup>. This requires bus stops to be within a comfortable walking distance (400-500metres) from housing and employment.
- That public transport nodes e.g. on Mona Vale Rd have shelter and bicycle parking.

#### *Connectivity*

The Draft Ingleside Precinct Structure Plan has a welcome mix of densities, from an average lot size of 300m<sup>2</sup> (apartments and town houses) to over 2,000m<sup>2</sup> (houses on large lots). It is also pleasing to note that new residential areas are set out in a grid pattern, which encourages walkability and legibility. It is noted that cycle routes are proposed along all the collector roads.

#### **Recommendations**

- That footpaths (wide enough to allow two people to pass) are constructed along all Ingleside streets and roads.
- Wherever possible, build separated cycleways to reduce pedestrian-cyclist conflict and increase safety.

### *Social interaction, Active Living and Safety*

The Draft Ingleside Precinct Structure Plan estimates the population will increase to 9000. A population of this size would be well served by a focal point for residents to meet and socialise. The Neighbourhood Centre proposed at the corner of Chiltern Road and Mona Vale Road could serve this purpose, as it will provide an opportunity to design a mix of retail shops and alfresco dining amongst public open space.

#### **Recommendations**

- That a civic square and village green are included in the Neighbourhood Centre as a focal point for people to meet and socialise.
- That a children's playground is included in the Neighbourhood Centre e.g. The Corso, Manly.
- That the proponents plan to attract night time trading to the Neighbourhood Centre. This will invigorate the area after hours and has the potential to improve social interaction, build community, enhance perceptions of safety and reduce the likelihood of antisocial behaviour, such as vandalism and graffiti. This can be aided by activating ground floors in the Neighbourhood Centre and encouraging a mix of uses, including specialty shops, restaurants and a theatre.
- That an area with 'edible planting' is included to encourage community interaction and provide contact with nature, which supports psychological health and wellbeing<sup>4</sup>.
- That there is adequate seating to encourage people to stay, linger and interact with each other. Seating should have arm rests and be of an appropriate height to accommodate seniors.
- That there is a plentiful supply of bike racks throughout the Neighbourhood Centre in visible, accessible locations.
- That the proponent considers provision of space for a small scale farmers' market to take place in the (recommended) civic square.
- That drinking water fountains are provided in the 'centrepiece' civic space to encourage water consumption, as it is the best choice of any beverage.
- That the proponent ensures that passive surveillance is optimised by appropriate lighting and use of shrubs which do not obstruct lines of sight, in accordance with NSW Police's 'Crime Prevention by Environmental Design'<sup>5</sup>.
- That an appropriate number of playgrounds are spread throughout Ingleside to cater for the increased number of young children.

### *Healthy Eating*

Access to fresh, nutritious and affordable food is a basic requirement for human health and well-being; it is also a basic human right<sup>6</sup>. The distance between the planned Neighbourhood Centre (on the corner of Chiltern and Mona Vale Roads) and the nearest shopping centre, at Elanora Heights, is 2.5km. This distance is well in excess of the recommended comfortable walking distance (400-500metres) to healthy food outlets, such as supermarkets and fruit and vegetable shops<sup>1</sup>.

#### **Recommendation**

- That the proponent ensures that healthy food outlets, such as a supermarket with fresh fruit and vegetables, are available for purchase in the Neighbourhood Centre.
- That the proponent ensures that a healthy food outlet selling fresh fruit and vegetables, such as a corner store, is located close to the proposed school. This would give easier access to fresh fruit and vegetables for the residents of South Ingleside.
- That the proponent facilitates pedestrian movement across Mona Vale Road, so it does not become a barrier for those accessing the Neighbourhood Centre from South Ingleside.
- If possible, encourage fruit and vegetable outlets to have attractive shop frontage displays to encourage people to purchase.

## *Affordable Housing*

It is commendable that the proponent is exploring options to incorporate affordable housing into the Ingleside Precinct Structure Plan.

### **Recommendation**

- That the proponent ensures that a reasonable percentage of the increased density proposed in the Ingleside Precinct Structure Plan is devoted to affordable housing.

## *Sustainability*

### **Recommendation**

- That the landscaping plan will use local natives that attract and support local wildlife.

NSLHD Health Promotion thanks the Department of Planning and Environment for the opportunity to comment on the Draft Ingleside Precinct Structure Plan. NSLHD Health Promotion welcomes further opportunities to assist the Department of Planning and Environment on projects and plans that will promote the health and wellbeing of the Northern Beaches community.

Yours sincerely,



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### **References**

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[http://www.health.nsw.gov.au/policies/gl/2010/GL2010\\_001.html](http://www.health.nsw.gov.au/policies/gl/2010/GL2010_001.html)
2. Ingleside Draft Land Use and Infrastructure Strategy p.14
3. Draft North District Plan Co-creating a Greater Sydney. Greater Sydney Commission. Nov 2016. p.4
4. Healthy Built Environment Indicators, City Wellbeing Program, CRFC, Australia 2016
5. NSW Police's 'Crime Prevention by Environmental Design' (CPTED).  
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