



PCU069615

20th FEBRUARY 2017

The Department of Planning and Environment

Ingleside Precinct Land Release

GPO Box 39

Sydney 2001



Dear Madam/Sir,

We, the undersigned owner residents of 69,71 and 73 Ingleside Rd. Ingleside 2101 would like to make the following Submission re the proposed Ingleside Precinct land release.

As shown on attached Figure 1 Structure Plan the above properties are part of a distinct triangle bounded by Lane Cove/Ingleside/Mona Vale roads and fronting Mona Vale Rd.. Part of this relatively small area has been designated Low Rise Apartments and the lesser part fronting Mona Vale Rd as Houses. This is the only section of the Plan where land fronting Mona Vale Rd has not been designated Low Rise Apartments. In our view this area is as appropriate for Low Rise Apartments and in the interest of harmony and more egalitarian and appropriate development the triangle should be designated all Low Rise Apartments to facilitate uniform development in this immediate area and along Mona Vale Rd.

We believe that consideration should also be given to designation of the smaller currently undeveloped blocks in the south east of the triangle to Environment Conservation to protect the areas outstanding sculptured rock outcrops which resemble a mini Olgas and to provide a bush playground area for children.

Thank you for the opportunity to make this Submission

Signed

Richard Hughes

Vincent Tomaino

Connie Johnson

69 Ingleside RD

71 Ingleside Rd

73 Ingleside Rd

# Executive summary

The Department of Planning and Environment is working with the Northern Beaches Council, UrbanGrowth NSW, the local community and government agencies to prepare a plan that will create new homes and coordinate infrastructure delivery in the Ingleside Precinct.

The Precinct provides an opportunity to boost the supply of new homes in Sydney's North District in a semi-rural area with significant environmental and heritage values.

Ingleside was first identified as a potential future urban area in the mid 1960s. It is approximately 700 hectares and is located between the developed urban areas of Bayview and Elanora Heights to the east, and Ku-ring-gai Chase National Park and Garigal National Park to the north west and south west respectively. The urban areas of Terrey Hills and Duffys Forest lie to the west, between the two national parks.

The Structure Plan (**Figure 1**) details the potential urban development and conservation outcomes for the Precinct. A number of technical studies support these outcomes.

## Infrastructure delivery and development sequencing

The Ingleside Precinct will provide approximately 3,400 homes that will be built as essential infrastructure is delivered. Not all areas of the Precinct are suitable for urban development due to ecological constraints, bushfire risk and infrastructure servicing. Bayview Heights and Wirreanda Valley will retain their current character and no substantial changes to planning controls are proposed.

The Precinct is geographically divided by Mona Vale Road. The land south of Mona Vale Road, referred to as South Ingleside, is likely to be developed first due to its proximity to existing infrastructure. The area north of Mona Vale Road and east of the ridgeline, referred to as North Ingleside, will require investment in new services, albeit at a greater cost and with a longer timeframe for delivery. Sydney Water has advised that the

new water reservoir and sewage pumping station required to service North Ingleside will not be constructed for at least three years after rezoning

The electricity supply network has capacity to service development at Ingleside. Ausgrid has confirmed that the entire Precinct can be supplied by two new 11kV feeders from the Mona Vale Substation.

The extension of services into the Wirreanda Valley (sewer and water) and Bayview Heights (sewer only) is dependent on development capacity. It is not expected that future development in these areas will warrant the extension of services beyond South Ingleside and North Ingleside based on traditional servicing methods.

However, landowners may consider options for specific solutions that could enable development opportunities within these areas.

The timing of infrastructure provision will depend on rates of development. The housing market is subject to broader economic factors and rates of development can slow or accelerate in response to these factors.



**Figure 1** Structure Plan

