

24th February, 2017

NSW Dept of Planning & Environment

Dear Sir/Madam

Submission for Planning for a Sustainable future: The Ingleside Precinct

Thank you for the opportunity to respond to the Ingleside Draft Land Use and Infrastructure Strategy, regarding Northern Beaches Council owned land at 5 Manor Road, 11 Mclean St and 2a Mccowan St. The Property Management and Commercial Team at Northern Beaches Council have read the strategy and believe that the proposed zonings and landuses are appropriate for Council's landholdings, allowing Council to sell land surplus to requirements while retaining land to be kept as open space for future residents of the precinct.

With regard to specific sites, it is considered that the land at 5 Manor Road would be most appropriately zoned B1 – Neighbourhood Centre. This will allow for a range of retail uses appropriate to the locality, shop top housing and the proposed community use shown on the Structure Plan. A dwelling yield of 12 dwellings should be maintained, which will provide a range of housing choice within the locality so residents can find housing in Ingleside appropriate to their stage of life. The two parcels of land owned by Council in Manor Road should both be zoned B1, to allow for flexibility in design and an appropriate corner treatment for this visible site.

A height range of between 9-10.5m for this site is also considered appropriate, so as to allow for better design in the apartments (while maintaining retail at ground level and two levels of apartments above) and to provide a height differential with the surrounding development. The site is a corner site, proposed for neighbourhood retail uses, and close to the proposed primary school and open space and the interface between the higher density development proposed between King Road and Mona Vale Road and the lower density housing proposed to the east of the site.

A slightly greater height limit will allow this site to become a minor landmark in the area, helping promote a sense of legibility and location, and allowing people to orient themselves. This will allow a fine grained planning approach to the locality, and avoid the expanses of identical buildings that characterise too many new housing estates.

Greater detail as to the type and size of community centre proposed on this site would also be appreciated.

At 11 McLean St, we query why the upper quarry is proposed to be zoned Environmental Conservation, given that this land is completely denuded and will cost a significant amount to regenerate. We request that consideration be given to including this small area in the residential land for the site given its extensive damage and limited ecological value.

We note that there is no proposal to rezone land to the west of Mona Vale Road at this stage and as such the council property at 2 Mccowan St will remain as currently zoned.

Should you have any queries, please do not hesitate to contact Gina Hay on 9970 1676.

Yours sincerely

A handwritten signature in black ink, appearing to read "Brett Andrew", with a long horizontal line extending to the right.

Brett Andrew

A/EXECUTIVE MANAGER PROPERTY MANAGEMENT & COMMERCIAL

Enquiries: Gina Hay 99701676
