

28 February 2017

Our Ref: 17-042

Department of Planning and Environment

Level 22, 320 Pitt Street
Sydney, NSW 2000

Dear Sir/Madam,

RE: DRAFT INGLESIDE LAND USE AND INFRASTRUCTURE STRATEGY - 3 WILSON AVENUE, INGLESIDE

Thank you for the opportunity to comment on the *Draft Ingleside Land Use and Infrastructure Strategy*.

City Plan Strategy & Development Pty Ltd (CPSD) has been engaged by the owners of 3 Wilson Avenue, Ingleside (the subject site), to review the draft Strategy and supporting material and prepare a submission in relation to their property.

In summary, we support the general principles of the draft Strategy. However, it is our considered opinion that:

- (i) Further work is required to refine the location of the park uses to ensure the most appropriate community outcome; and
- (ii) A clear timeframe and process for land acquisition should be made available to provide landowners with a greater degree of certainty.

We will elaborate on each of these points in this submission.

1. Site Description

The site is located in the southern part of the Ingleside precinct, to the south of Powder Works Road and north of Wilga Street. The site comprises a rectangular lot with an approximate site area of 3,055m². The site comprises a detached dwelling set within a landscaped garden used predominantly for permaculture. A tributary of Mullet Creek runs through the southern extent of the site.

The draft Ingleside Land Use and Infrastructure Strategy nominates the land for "Parks" and "Environmental Conservation". An Ecological Corridor is also allocated through the site based on the biodiversity research regarding wildlife habitats.



Figure 1: Applicable Land Uses (Source: draft Strategy)

2. Matters for Consideration

Further work to refine the parks use

We understand that a Demographic and Social Infrastructure Assessment has been prepared by Elton Consulting to consider the future demographic profile of the Ingleside Precinct and the open space that will be required to support the future population. While the Assessment does not stipulate why park is proposed on the site, the Assessment states that local parks have been sited to provide close access for residents of the medium density housing, where needs for open space will be greatest.

While we appreciate the need to provide sufficient open space across the Precinct, we have concerns regarding the location of the park at 3 Wilson Avenue in the context of the redevelopment of the sub-precinct, and supporting the role and function of the church adjacent.

Timeframe for acquisition of land to be acquired by Northern Beaches Council

The document entitled "Ingleside Precinct - Frequently Asked Questions (FAQ)" states that some areas in the Precinct zoned for environmental conservation, open space or water management uses will be acquired by Northern Beaches Council. The land will be acquired in accordance with the *Land Acquisition (Just Terms Compensation Act) 1991* and considerations such as the market value of the land, any special value of the land to the landowners and expenses as a result of relocation will be taken into account. The FAQ states that a land acquisition map will be prepared for the Ingleside Precinct, identifying land that will need to be acquired for a public purpose.

The current landowners of 3 Wilson Avenue are unclear as to the intended time frames for the acquisition of land required for environmental conservation and parkland. The FAQ states that "*the timing of any acquisition will be influenced by the rate of development*" however, this provides little certainty and clarity as to when land will be acquired across the Precinct.

We believe that triggers and a timeline should be put in place which clearly articulate when acquisition is likely to occur across the Precinct. This will provide the landowners at 3 Wilson Avenue with greater certainty and a clearer understanding of the process moving forward.

We appreciate this opportunity to contribute to the future planning of Ingleside and look forward to working with the Department and Council to progress the planning process.

If you require any further information or wish to provide any feedback regarding this submission, please free to contact Lotti Wilkinson on (02) 8270 3500 or lottiw@cityplan.com.au.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Juliet Grant', written in a cursive style.

Juliet Grant
Executive Director