



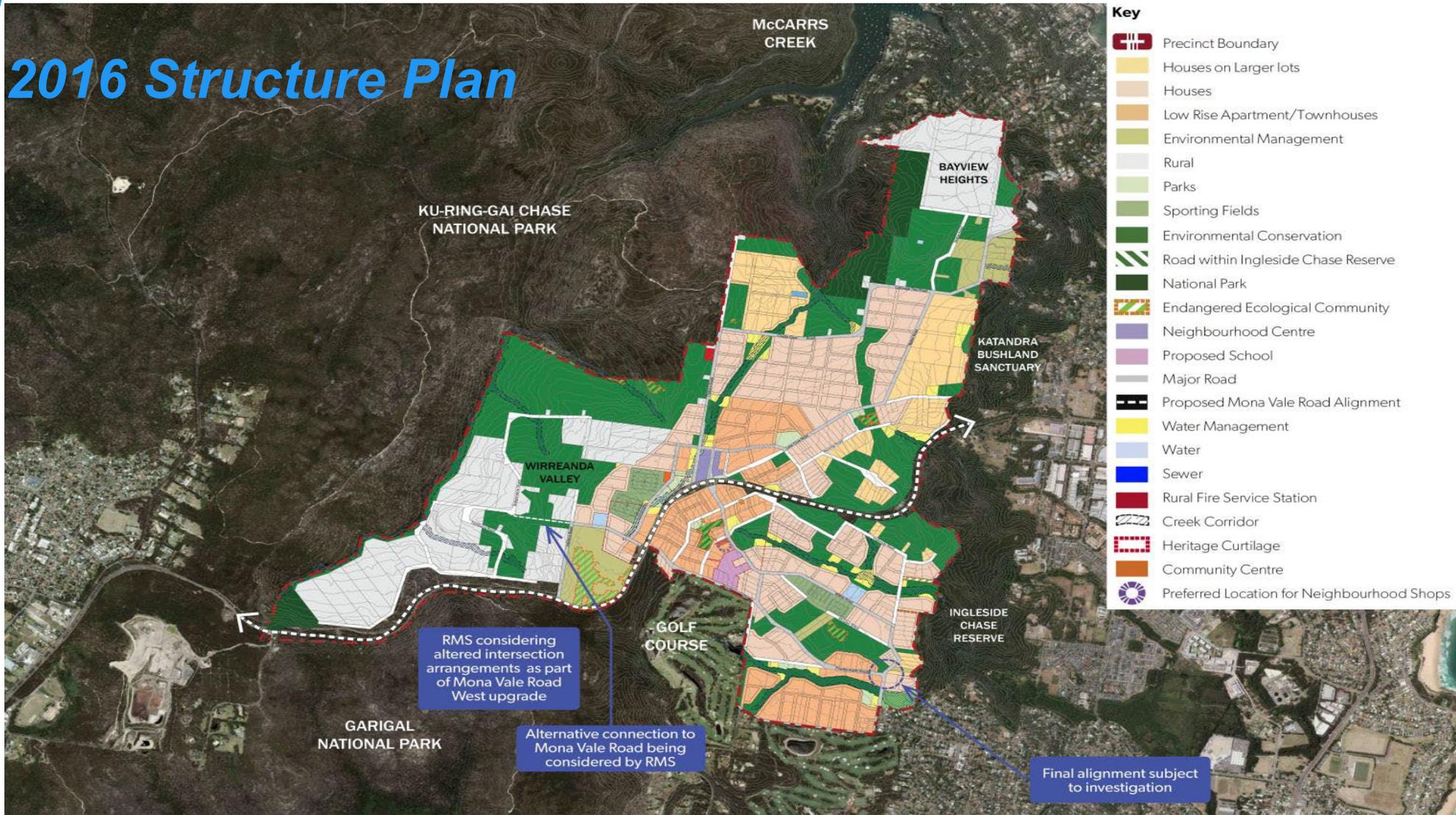
Ingleside Precinct
Briefing for Ingleside Community Reference Group
19 December 2018

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Acting Deputy Secretary Planning & Design

Ingleside Precinct Overview

- Planning process commenced 2013 (following request of Council)
- Project led by Department of Planning and Environment in partnership with Northern Beaches Council and Landcom
- Precinct area approx. 700 Ha - some 600 landowners
- Draft Land Use and Infrastructure Strategy, Structure Plan and technical reports prepared 2014-2016. Main plan elements:
 - 3,400 dwellings proposed to serve population of 9,000
 - Diversity of housing types ranging single houses to townhouses and low-rise apartments
 - Approximately 33% proposed residential areas
 - Approximately 37% proposed environmental conservation and open space areas
 - 15% no change (rural) and 15% community infrastructure

2016 Structure Plan



Community Engagement to date

- Ingleside Community Reference Group established 2013 to assist precinct planning process
- Community workshops held March and November 2014 to develop initial draft plan
- Revised draft Structure Plan together with Land Use and Infrastructure Strategy and supporting technical documents released for non-statutory exhibition from December 2016 to February 2017:
 - 283 people attended 3 drop-in sessions
 - 13,997 webpage visits during exhibition
 - Survey and social pinpoint responses
 - 426 community and agency submissions received
 - Overview of submissions published November 2017
- December 2017: Sustainability Forum

Key Issues from exhibition

1. Bushfire

- 1994 Fires and Coronial Inquiry
- New approach to risk assessment

2. Biodiversity protection

3. Infrastructure

- Roads
- Other services

4. Sustainability

Bushfire

- Bushfire Risk Assessment
 - Consistent with new approaches
 - Based on updated findings from recent major fires
- Allows an assessment on whether to proceed with the rezoning
 - “is it worth the risk”

Bushfire Risk Assessment

- Presentation by Meridian Urban

Planning Conclusions

1. Risks to life of the exhibited plan are too high – the strategic approach is not to proceed
2. To allow any future development in Ingleside there would need to be:
 - an assurance the road network would allow full evacuation to minimise risk to life
 - road network improvements and bushfire defences to reduce life and property risks for existing dwellings
 - upgrade of utility services including water, sewer and electricity in line with any further development
3. If development is to occur, it will be at a much lower density and yield. This reduced yield means:
 - biodiversity certification will not be possible
 - support for new infrastructure such as a school and road upgrades will not be possible
 - infrastructure will be delivered in ‘steps’

Therefore, the exhibited plan for Ingleside poses too great a bushfire risk to be rezoned in its exhibited form

Our next steps

- Inform the Community and Stakeholders of the Bushfire Risk Assessment outcomes
- Investigate the traffic evacuation capacity and strategy to identify whether any additional development could be contemplated
- Enquiry-by-design style workshop with landowners, subject to the outcomes of the evacuation study, to determine potentially suitable areas for development, if any.