



INGLESIDE PLACE STRATEGY
Explanation of Intended Effect

May 2021

Published by NSW Department of Planning, Industry and Environment

dpie.nsw.gov.au

Title: Explanation of Intended Effect

Subtitle: May 2021

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Introduction

The Department of Planning, Industry and Environment is working with the Northern Beaches Council, the local community and government agencies to prepare a Place Strategy 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. Most relevantly, the planning process for Ingleside is looking to create a resilient community that is planned and has considered bushfire risk and evacuation, with high levels of preparedness.

The previous Land Use and Infrastructure Implementation Plan for Ingleside was exhibited from December 2016 to February 2017. The plan envisaged 3,400 dwellings, biodiversity conservation and associated water-related services, urban amenities and upgraded social infrastructure.

The key issues raised in submissions included traffic, public transport, bushfire safety, conservation of the natural environment, density controls for new development, and acquisition of land for environmental conservation purposes.

Based on concerns of bushfire safety, a bushfire risk study was commissioned by the Department of Planning, Industry and Environment in 2018, which confirmed the potential for Ingleside to be exposed to extreme to catastrophic bushfire risk, and raised concerns about the ability to evacuate the precinct safely in a bushfire event. In response to community concerns and the findings of the Bushfire Risk Assessment, the Land Use and Infrastructure Implementation Plan exhibited in 2016/2017 was not continued.

This draft Ingleside Place Strategy outlines how the precinct will provide opportunities for residential and other land uses supported by infrastructure and public benefits in light of the previous findings and based on community consultation. This work has reviewed and reconsidered the original scope of the precinct and defined a reduced area and yield for development. This is principally in direct response to bushfire impact issues, bushfire evacuation capacity, and servicing requirements.

The draft Ingleside Place Strategy will build on and implement the controls as outlined in this document to deliver approximately 980 new dwellings with a component of local employment. The existing capacity is approximately 130 dwellings, confirming the proposed estimated dwelling capacity for the Precinct at 1,110.

Ingleside Precinct

Ingleside is located in the Northern Beaches Local Government Area (LGA), which is part of the North District. The precinct sits at a high point and offers broad views to the coast and sea as well as adjacent National Parks and bushland. The Precinct is immediately surrounded by the Garigal and Ku-ring-gai Chase National Parks, the Ingleside/Warriewood Escarpment to the east and the Ingleside Chase Reserve. The Precinct lies between Terrey Hills and Mona Vale. Mona Vale Road, the main road linking the Northern Beaches to western Sydney, passes east/west through the Ingleside Precinct.

A site locality map indicating the Ingleside Precinct boundary and specifically the land to which the EIE applies, being the area within the Precinct that is located south of Mona Vale Road is provided as **Figure 1**.

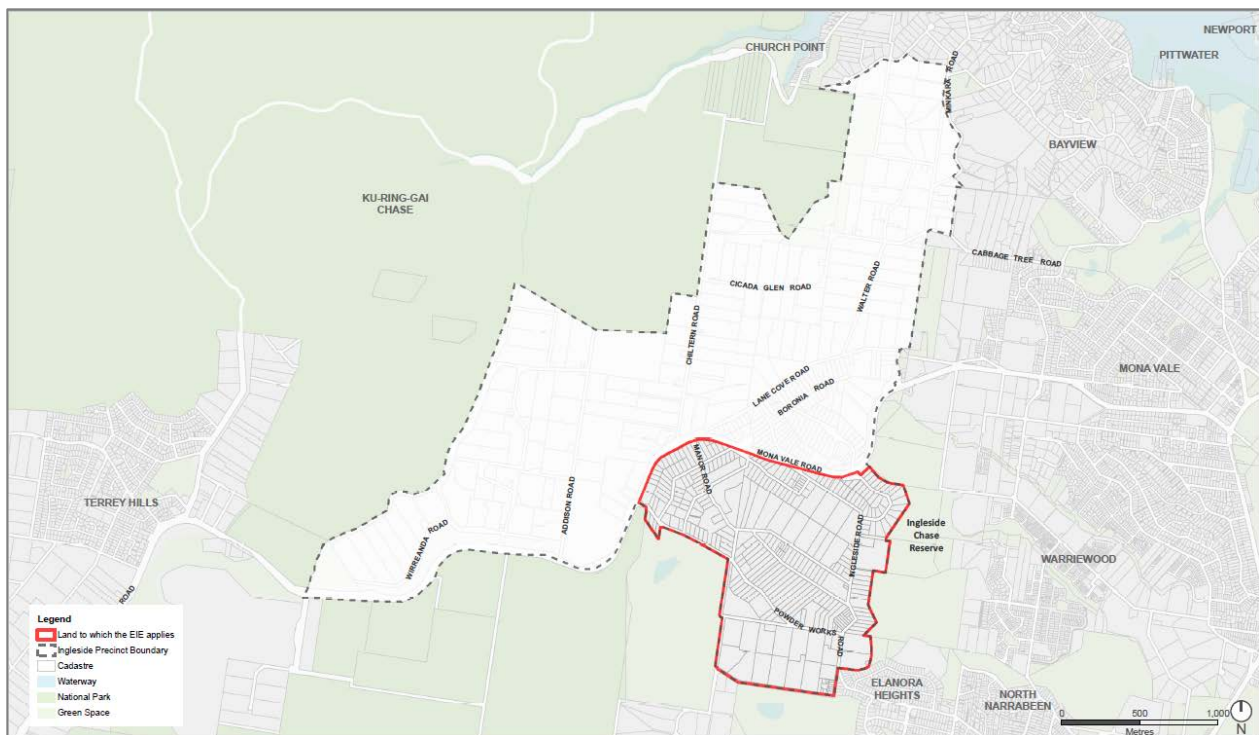


Figure 1 Ingleside Precinct

Ingleside Place Strategy

The Ingleside Place Strategy is the draft Place Strategy that has been prepared by the Department of Planning, Industry and Environment in consultation with Northern Beaches Council and State government agencies. It will establish a local neighbourhood in Ingleside by establishing a vision for the future through the delivery of new homes supported by a local centre, community facility and new recreational space in a semi-rural setting.

Purpose

This Explanation of Intended Effect (EIE) has been prepared to set out the proposed planning controls for the Precinct.

The proposed controls will facilitate the vision for the Precinct as outlined in the draft Ingleside Place Strategy, which will be on exhibition with this EIE and supporting documentation.

All comments received during the exhibition of the draft Ingleside Place Strategy, this EIE and associated supporting documents, will be considered in the drafting of a State Environmental Planning Policy (SEPP).

Overview

A State Environmental Planning Policy (SEPP) is proposed to amend the *Pittwater Local Environmental Plan 2014* (Pittwater LEP 2014).

The Ingleside Precinct is comprised of five Character Areas (refer Figure 2). Character Areas 1 to 4 are wholly located south of Mona Vale Road. Character Area 5 is wholly located North of Mona Vale Road. The proposed SEPP will apply to only part of the Ingleside Precinct being Character Areas 1 to 4, located south of Mona Vale Road as mapped in Figure 1 as 'Land to which the EIE applies'.

A review of the existing land uses has been undertaken following the 2017 public exhibition of the Ingleside Draft Land Use and Infrastructure Strategy, responding to feedback and further analysis carried out, particularly in respect to bushfire response. As a result, the extent and density of the proposed development has been reduced.

Given feedback from 2017 and significant further work, the proposed amendments to the Pittwater LEP 2014 would implement new planning controls that focus on facilitating renewal within the southern portion of the Precinct, specifically land located to the south of Mona Vale Road.

The proposed SEPP seeks to deliver infrastructure to support the existing and future Ingleside community, with a new community facility located near the neighbourhood centre, on the corner of Wattle and Manor Roads, as well as an active recreation area. Riparian corridors and areas of environmental conservation have been formative to the structure and placement of development. The proposed SEPP also seeks to deliver a target of 10% of all dwellings as affordable housing, subject to feasibility.

Character Areas

The Ingleside Precinct comprises five local character areas, as shown in **Figure 2** and as described below:

Area 1 – Semi-suburban in character with limited visibility from the outside. Area 1 is focused on the amenity of the new local centre on Wattle Road.

Area 2 – Defined by forest to the north and a large zone of coastal heath to the south, this long corridor is predominantly residential and co-location of the community facility and public open space. The Ingleside reservoir lies towards the centre of the zone. Sites to the east of Ingleside Road about the Ingleside Chase Reserve and will remain low density rural uses.

Area 3 – The area to the south of Powderworks Road has a long frontage to the Elanora Country Club golf course. The location, the flatter topography and the lower bushfire risk with good access to Powderworks Road makes this area most suitable for medium density development – terrace development and low-rise apartments.

Area 4 – Visually prominent from the east in parts because of the steep topography and dense vegetation. It forms the northern edge of the new development precinct. Area 4 is an important interface to the Ingleside Chase Reserve.

Area 5 – The area is north of Mona Vale Road and includes a mix of agricultural, rural residential, education and some infrastructure uses, with high natural and visual landscape quality.

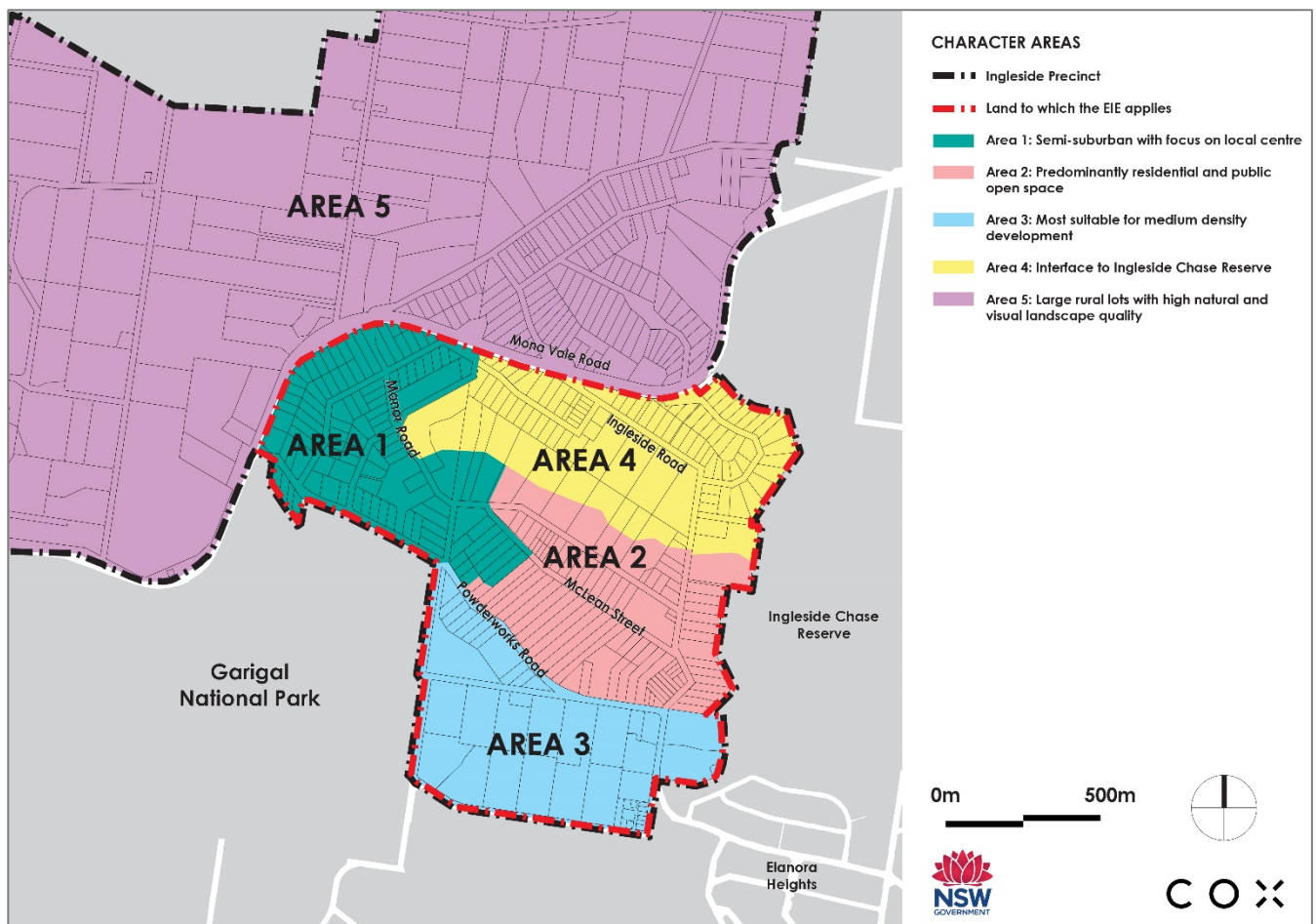


Figure 2: Character Areas - Ingleside Precinct

Structure Plan

The Structure Plan is shown in **Figure 3** and provides an overview of key land use elements to be reflected in future planning for the Ingleside Precinct. The Structure Plan is an outcome of studies undertaken to inform the revised draft Ingleside Place Strategy, such as the proposed distribution of dwellings, proposed location of the neighbourhood centre, areas of biodiversity importance, and riparian corridors supported by areas for water management.

The Structure Plan relates to Character Areas 1, 2, 3 and 4 which are located south of Mona Vale Road. Character Area 5, which is located north of Mona Vale Road is not shown as there are no planning control changes proposed in this area.

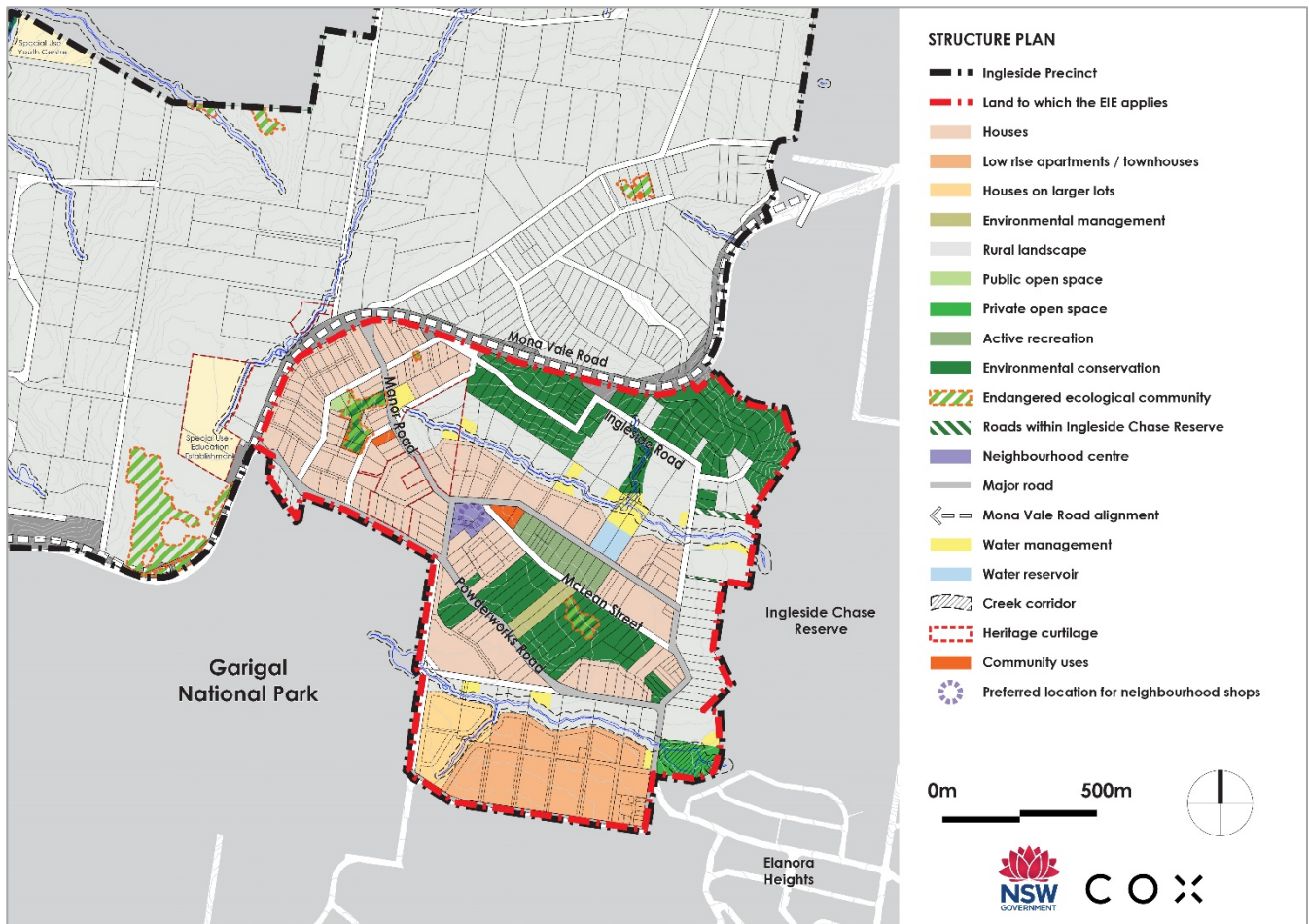


Figure 3: Draft Structure Plan of the Ingleside Precinct

The proposed SEPP will amend the Pittwater LEP 2014 to:

- Include the area of land subject to the EIE on the Urban Release Area map.
- Rezone land for a new local centre to B1 Neighbourhood Centre.
- Rezone land to deliver diversity of housing including: R3 Medium Density Residential, R2 Low Density Residential, R5 Large Lot Residential, whilst retaining some existing areas of RU2 Rural Landscape.
- Rezone land to SP2 Infrastructure to support the delivery of infrastructure, including several areas for water management and road widening towards the northern end of Manor Road.
- Rezone land for active recreation within the centre of the Precinct to RE1 Public Open Space,

which will also support the co-location of a new community facility. The dam associated with the Elanora golf course is proposed to be zoned RE2 Private Recreation to reflect the existing land use.

- Apply the E2 Environmental Conservation zone and E3 Environmental Management zone to reflect areas of high biodiversity value.
- Increase the maximum building height from 8.5m to 10.5m for land proposed for medium density housing and the proposed neighbourhood centre and community facility.
- Specify provisions to cap dwelling capacity to manage bushfire and evacuation risk, including:
 - minimum lot sizes for dual occupancy and secondary dwellings in R2 Low Density Residential zones,
 - minimum lot sizes and frontages for attached dwellings, dual occupancies, multi dwelling housing, residential flat buildings, semi-detached dwellings for land zoned R3 Medium Density Residential.
- Identify land required in Council ownership for public purposes on the Land Reservation Acquisition Map.
- Amend clause 4.6 Exceptions to Development Standards to exclude new proposed provisions related specifically to the Precinct, so that the development controls in the proposed provision cannot be varied.
- Include a target of 10% dwellings to be delivered as affordable housing, subject to feasibility.

At the same time as the proposed SEPP is made, the following changes are proposed to support the implementation of the Ingleside Precinct through providing certainty that the maximum dwelling capacity will not be exceeded and that proposed infrastructure will be supported by funding:

- Exclude Ingleside Urban Release Area from the application of the State Environmental Planning Policy (Exempt and Complying Development) 2008, State Environmental Planning Policy (Affordable Rental Housing) 2009 and the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 to ensure all development approvals are considered by the provisions of the Pittwater LEP 2014, set out to manage maximum dwelling capacity.
- Request to amend the *Environmental Planning and Assessment Regulation 2000*, to prevent a consent authority from determining a development application within the Ingleside Urban Release Area, unless a local contributions plan under section 7.18 of the Act is in force in relation to the precinct, where the application is for the carrying out of development that is not of merely a minor nature.

Objectives and intended outcomes

The primary objective of the proposed SEPP is to amend existing planning controls in the Pittwater LEP 2014 that apply to part of the Ingleside Precinct, located south of Mona Vale Road as identified in Figure 1. The proposed controls will guide development in Character Areas 1 to 4 (refer Figure 2) within the Ingleside Precinct, generally in accordance with the structure plan. The planning controls seek to deliver a local neighbourhood centre, local recreation area and community facility, areas for biodiversity conservation, and approximately 980 new dwellings.

The proposed SEPP will be supported by a site-specific Development Control Plan (DCP) and a developer Contribution Plan (CP) to be prepared by Northern Beaches Council. It is intended the DCP will support the implementation of the strategic vision for the precinct, through the introduction of high quality-built form and urban design planning controls.

The proposed SEPP will align with current Government policy and will contribute to the delivery of housing and employment targets set out in the Greater Sydney Region Plan and North District Plan.

Existing planning controls

Appendix A provides the existing planning controls under the Pittwater LEP 2014 that apply to the precinct as set out in the Pittwater LEP 2014 maps.

Proposed amendments

This section details the proposed amendments to the Pittwater LEP 2014 including:

- Part 1 – Proposed amendments to the Pittwater LEP 2014 land use maps. Maps to be amended by the proposed SEPP include Pittwater LEP 2014 map sets _007, _012, _013.
- Part 2 - Proposed amendments to the Pittwater LEP 2014 written instrument.

Part 1 – Proposed LEP map amendments

Urban Release Area

The area within the Ingleside Precinct that is located south of Mona Vale Road, is proposed as an Urban Release Area under the Pittwater LEP 2014 and the proposed SEPP will introduce site specific provisions to support the appropriate renewal of land contained within the boundaries of character areas 1, 2, 3 and 4.

The Urban Release Area is reduced from the previously exhibited Ingleside Precinct Plan and comprises land wholly south of Mona Vale Road. This change responds to bushfire safety and evacuation requirements. The proposed Urban Release Area map illustrates sectors that will translate the dwelling capacity by sector as well as the creek line corridors. The Urban Release Area Maps are supported by provisions under the proposed *clause 6.3 Ingleside Urban Release Area* of the Pittwater LEP 2014.

Proposed amendments seek to update the Urban Release Area Maps including map sheet tiles, URA_007, URA_012, URA_013.

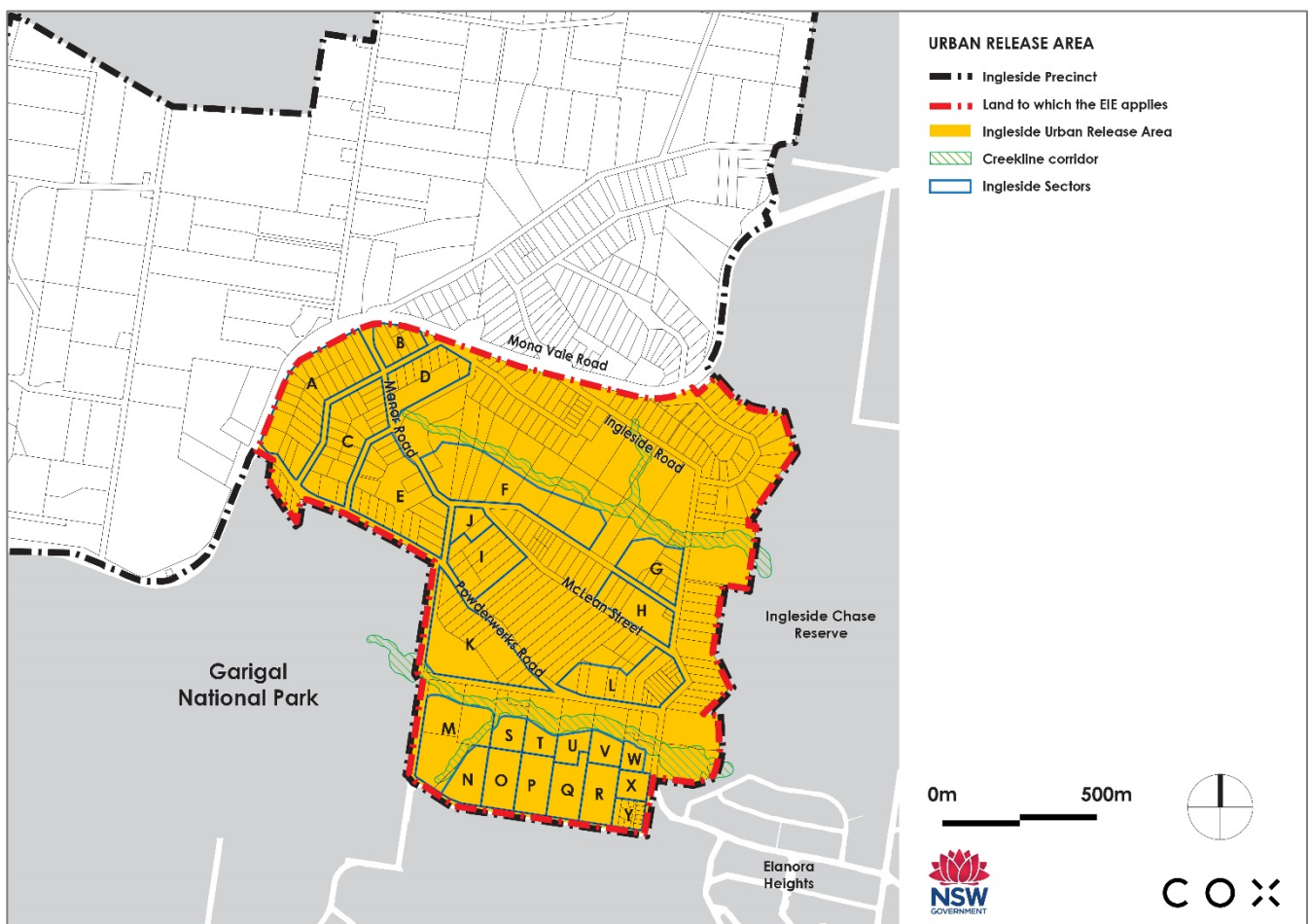


Figure 4: Urban Release Area – Ingleside Precinct

Land Zoning

Proposed amendments to the land use zoning will facilitate the following principal development outcomes:

- Local neighbourhood centre, on the corner of Manor Road and Powderworks Road.
- Predominantly low-density housing across the precinct, including large lot housing.
- Medium density housing to the north of Wilga Street, abutting the Elanora golf course.
- Community facility and active recreation area, between Wattle Road and McClean Street.
- Additional land zoned to enhance biodiversity conservation, tree canopy and riparian corridors.

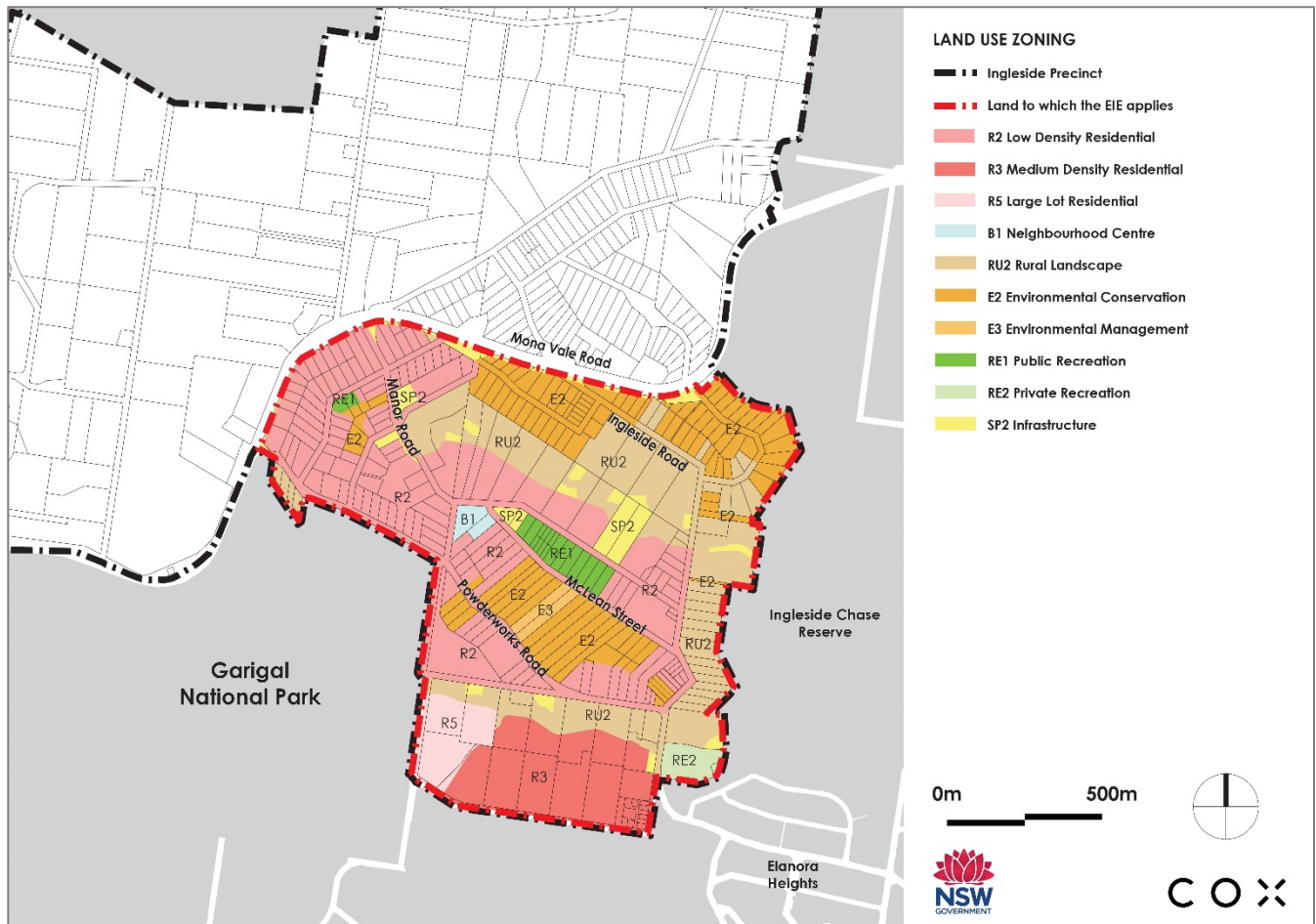


Figure 5: Proposed Land Use Zones - Ingleside Precinct

The proposed SEPP will amend Land Zoning map, including map sheet tiles, LZN 007, LZN 012 and LZN 013) as follows:

Area 1 – Rezone land within Area 1 to include the following land uses:

- R2 Low Density Residential
- RU2 Rural Landscape (retain existing)
- B1 Neighbourhood Zone (neighbourhood shops)
- SP2 Infrastructure (water management, road widening)
- E2 Environment Conservation (protecting biodiversity and environmental areas)
- RE1 Public Recreation (providing local open space and water management)

Area 2 – Rezone land within Area 2 to include the following land uses:

- R2 Low Density Residential (residential)
- RU2 Rural Landscape (retain existing)
- E2 Environmental Conservation (protecting biodiversity and environmental areas)
- E3 Environmental Management (environmental management)
- RE1 Public Recreation (local open space)
- SP2 Infrastructure (water management and community facility)

Area 3 – Rezone land within Area 3 to include the following land uses:

- R3 Medium Density Residential
- R2 Low Density Residential
- R5 Large Lot Residential
- RU2 Rural Landscape (retain existing)
- E2 Environmental Conservation (environmental conservation)
- RE2 Private Recreation
- SP2 Infrastructure (water management)

Area 4 – Rezone land within Area 4 to include the following land uses:

- RU2 Rural Landscape (retain existing)
- E2 Environmental Conservation (environmental conservation)
- SP2 Infrastructure (water management)

Refer to the proposed land use zone map at Figure 5.

Height of Buildings

An existing maximum building height of 8.5 metres applies to most of the Ingleside Precinct.

The proposed SEPP would amend the Height of Building Maps (map tiles HOB_012 and HOB_013) as follows:

- Area 1 – 8.5m generally retained. 10.5m on land zoned B1 Neighbourhood Centre.
- Area 2 – 8.5m generally retained. Increase 8.5m to 10.5m on land zoned SP2 Infrastructure to reflect the proposed community facility.
- Area 3 – Increase 8.5m to 10.5m to reflect land proposed to be zoned R3 Medium Density Residential. Remaining land maintained at 8.5m.
- Area 4 – 8.5m (no change)

Refer to the proposed height of building map at Figure 6.

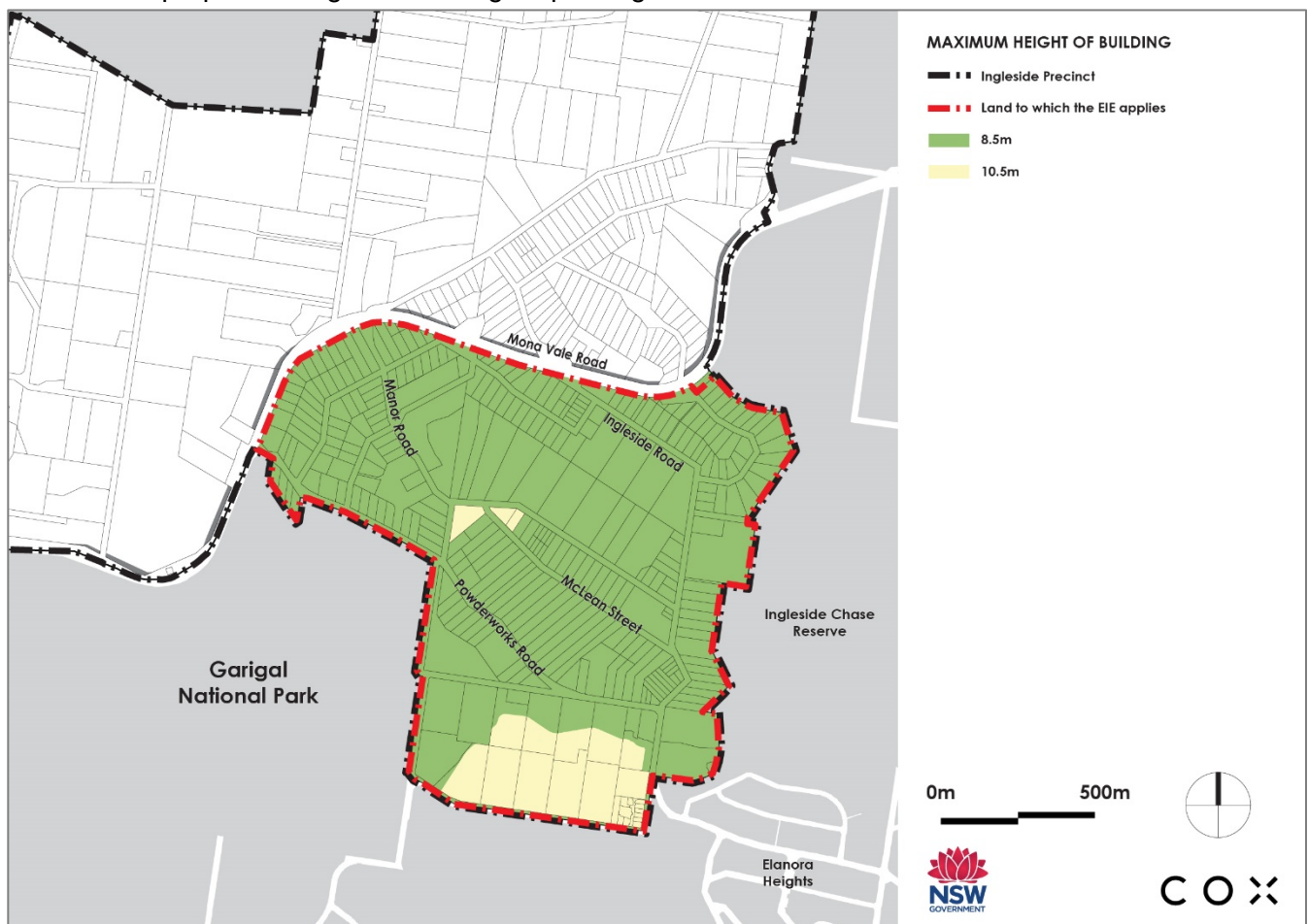


Figure 6: Proposed Maximum Height of Buildings – Ingleside Precinct

Minimum Lot Size

Proposed amendments to the minimum lot sizes currently applying within the Precinct in response to the diversity of housing proposed.

The proposed SEPP would amend the Minimum Lot Size aps, which set the minimum size into which land can be subdivided (map tiles LSZ_007, LSZ_012, LSZ_013) as follows:

- Area 1 – Predominantly 450sqm to reflect low density residential; some 2 hectare; no minimum lot size for land nominated for the local neighbourhood centre or where land is nominated for a public purpose.
- Area 2 – Predominantly 450sqm to reflect low density residential; land to the far east abutting Ingleside Chase Reserve retained at 2 hectares; no minimum lot size where land is nominated for a public purpose including the community facility.
- Area 3 – 450sqm to reflect low density residential, 1,500sqm to accommodate large lot housing, 225sqm to accommodate medium density residential.
- Area 4 – 2 hectares (no change); no minimum lot size where land is nominated for a public purpose.

Refer to the proposed Minimum Lot Size map at Figure 7.

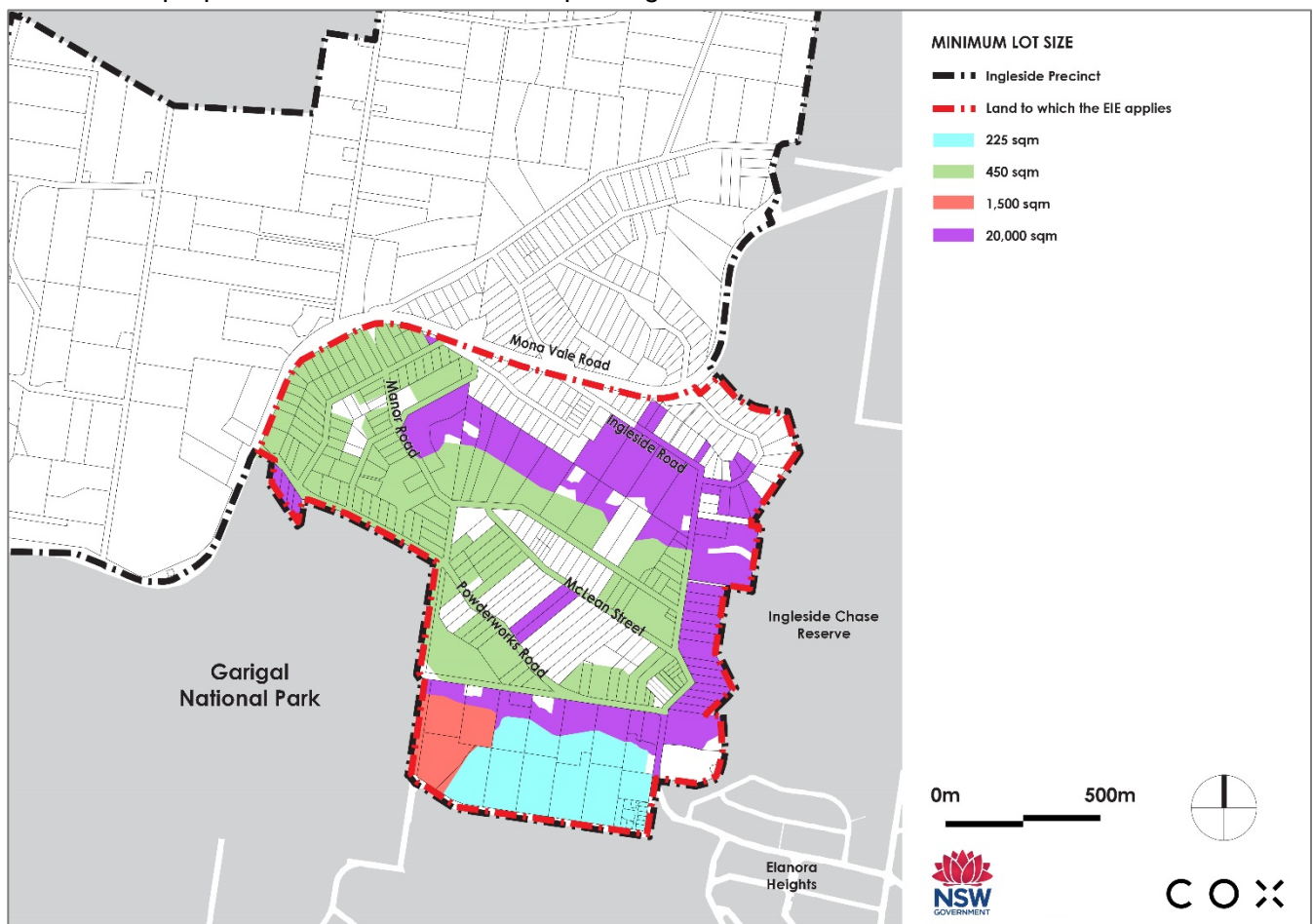


Figure 7: Proposed Minimum Lot Size – Ingleside Precinct

Land Reservation Acquisition

The proposed SEPP would amend the Land Reservation Acquisition (LRA) Maps (Map sheet LRA_007, LRA_012, LRA_013) to identify land nominated for a public purpose.

The proposed SEPP would amend clause 5.1 of the Pittwater LEP 2014 to include Northern Beaches Council as the authority to acquire these properties.

Refer to the proposed Land Reservation Acquisition map at Figure 8.

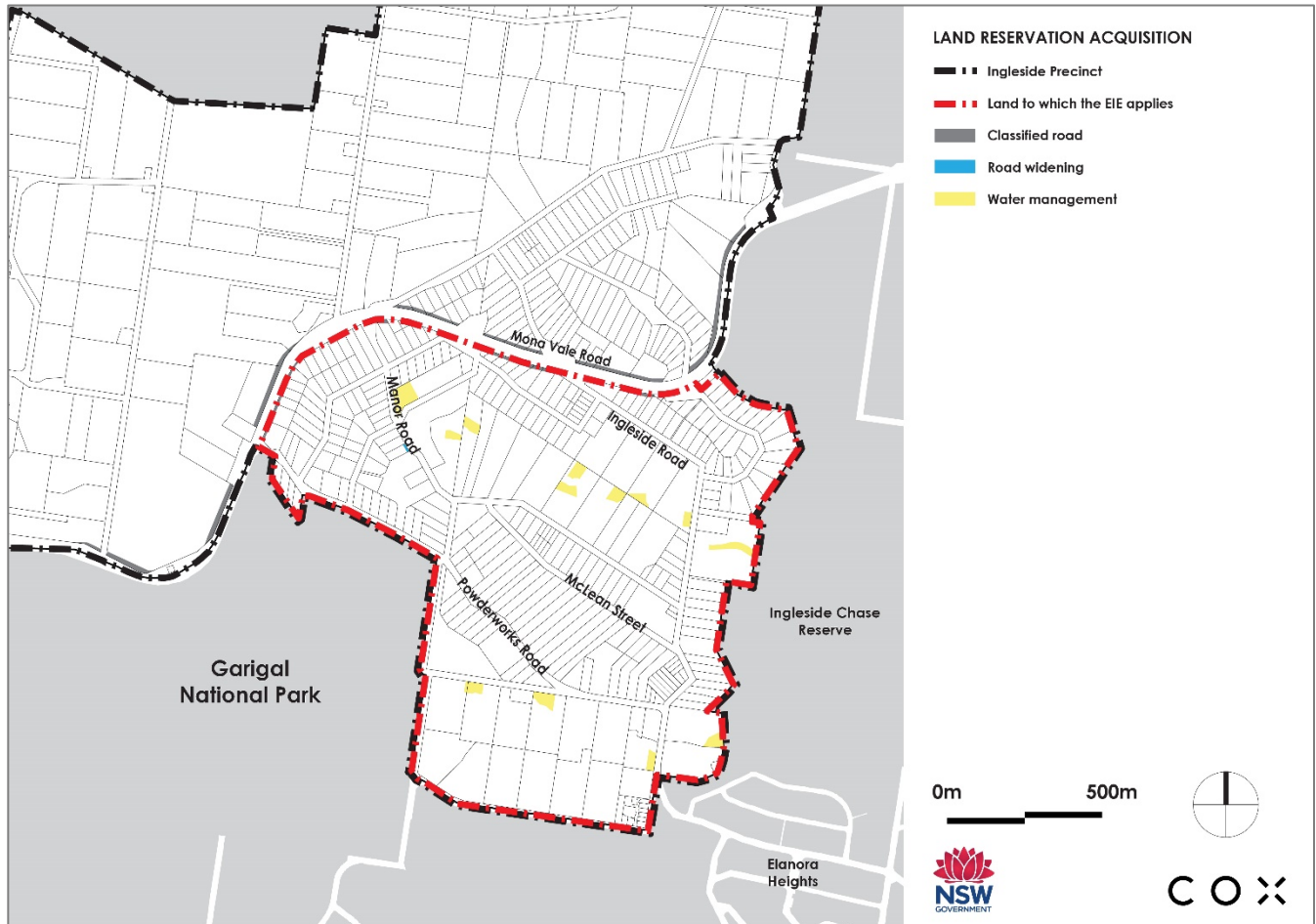


Figure 8: Proposed land acquisition– Ingleside Precinct

Biodiversity

The proposed SEPP would amend the Biodiversity (BIO) Maps (Map sheet BIO_007, BIO_012, BIO_013) to reflect areas identified for environmental conservation, riparian corridors and areas of high biodiversity value.

Refer to the proposed Biodiversity Map at Figure 9.

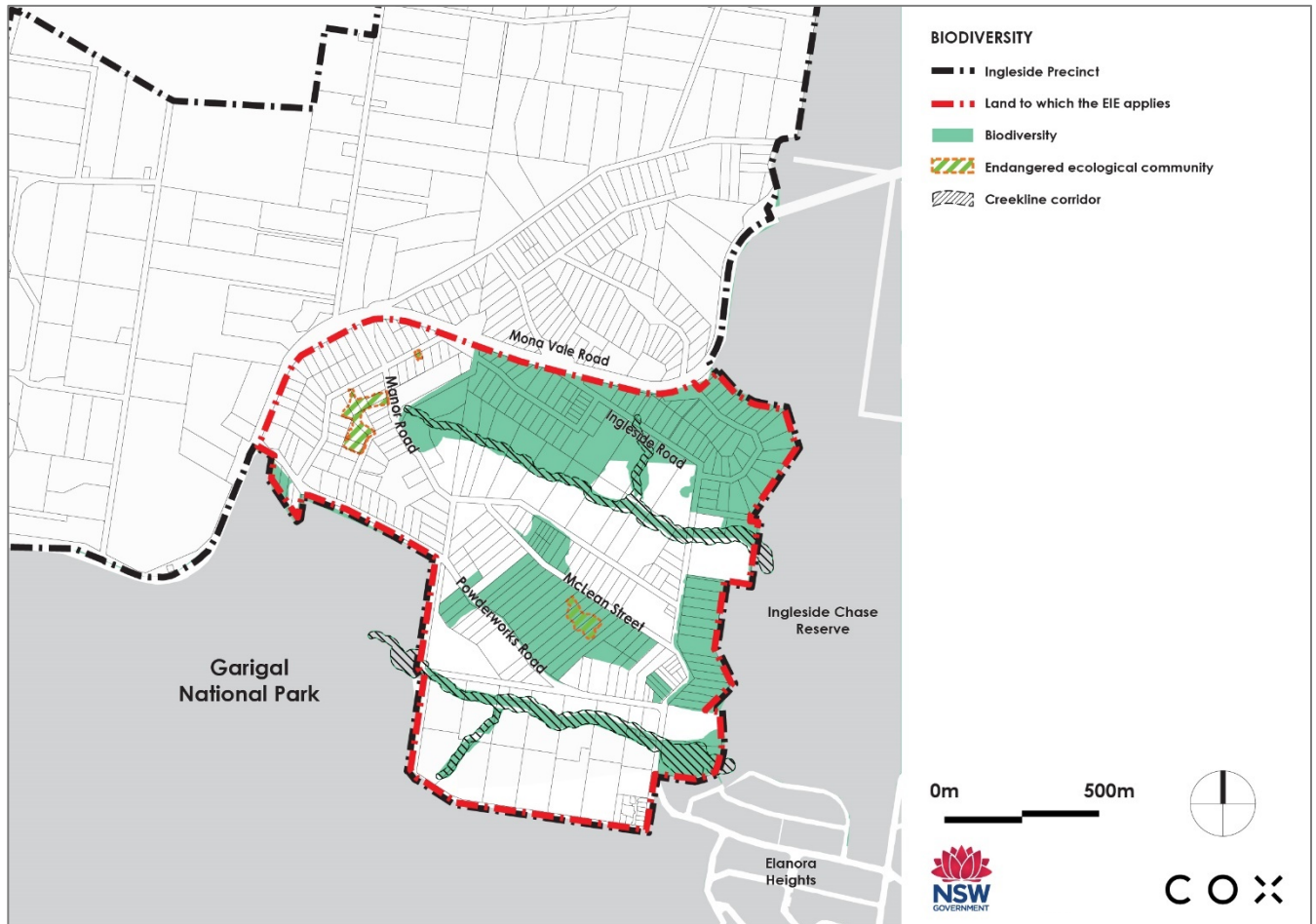


Figure 9: Proposed biodiversity map– Ingleside Precinct

Part 2 – Proposed LEP instrument amendments

Overview of LEP amendments

Table 1 below provides a summary of the proposed LEP amendments to the Pittwater LEP 2014 instrument.

Table 1: Summary of proposed LEP written amendments

Pittwater LEP	Proposed Amendments
Part 1 – Preliminary	No amendments proposed.
Part 2 – Permitted or prohibited development Part 2 – Land Use Table	The SEPP will amend the Pittwater LEP to rezone land within the Ingleside Precinct, to which this EIE applies.
Part 3 – Exempt and Complying	No amendments proposed.
Part 4 – Principal development standards	<p>Amend clause 4.5A Density controls for certain residential accommodation, subclause (3) as follows:</p> <p>This clause does not apply to land in the Warriewood Valley Release Area or Ingleside Urban Release Area.</p> <p>Amend clause 4.5A Density controls for certain residential accommodation, subclause (4) to include the following <i>additional</i> text:</p> <p>Ingleside Urban Release Area means the area identified on the Ingleside Urban Release Area Map.</p> <p>Amend clause 4.6 Exception to development standards, subclause (8), so that in addition to the existing provisions, development standards cannot be varied if doing so would contravene the new clause proposed under Part 6 Site Specific Provision.</p>
Part 5 – Miscellaneous provisions	<p>Amend clause 5.1 Relevant acquisition authority, to include the following additional 'Type of land shown on Map' and 'Authority of the State'</p> <p>Include under Cl.5.1 (2) 'Type of land shown on Map':</p> <p>Zone SP2 Infrastructure and marked "Community uses"</p> <p>Zone SP2 Infrastructure and marked "Water management"</p> <p>Zone SP2 Infrastructure and marked "Road widening"</p> <p>'Authority of the State' would be 'Council' for each of the above.</p> <p>Amend clause 5.1A (3) Development on land intended to be acquired for public purposes. Amend Column 1 'Land' to include the following:</p> <p>Zone SP2 Infrastructure and marked "Community uses"</p> <p>Zone SP2 Infrastructure and marked "Water management"</p> <p>Zone SP2 Infrastructure and marked "Road widening"</p> <p>Amend clause 5.1A (3) Development on land intended to be acquired for public purposes. Amend Column 2 'Development' to include the respective development type as follows:</p> <p>Community facility</p> <p>Drainage</p>

	Road
Part 6 – Urban Release Area	A new clause is proposed to introduce site specific provisions for the Ingleside Urban Release Area (refer to “Part 6 Site Specific Provisions” “Site Specific Provisions” below). Inclusion of an Affordable Housing provision (subject to feasibility).
Part 7 – Additional local provisions	No amendments proposed.
Schedule 1 – Additional permitted uses	No amendments proposed.
Schedule 2 – Exempt Development	No amendments proposed.
Schedule 3 – Complying Development	No amendments proposed.
Schedule 4 – Classification and reclassification of public land	No amendments proposed.
Schedule 5 – Environmental heritage	No amendments proposed.
Schedule 6 – Pond-based and tank-based aquaculture	No amendments proposed.
Dictionary	No amendments proposed.

Part 6 Site Specific Provisions

Site-specific provisions are proposed to be included under Part 6 Urban release areas of the Pittwater LEP 2014 and aim to assist in the appropriate delivery of the development in the Ingleside Precinct.

The Ingleside Precinct intends to deliver a sustainable and resilient future for the local community, which effectively instructs the maximum dwelling capacity for the Ingleside Urban Release Area. Further, the Ingleside Urban Release Area requires the careful location of housing that responds to the local character and areas identified for environmental conservation including riparian corridors. The efficient delivery of supporting infrastructure including the proposed new local road network including road widening, water management, public open space and recreation, are essential to the renewal of low-density areas.

Proposed clause for the Ingleside Urban Release Area

Part 6 of the Pittwater LEP 2014 allows site specific provisions for Urban Release Areas to be included to achieve desired outcomes for these areas.

It is intended that a new clause for the Ingleside Urban Release Area be incorporated into the Pittwater LEP to achieve specific planning outcomes for these areas.

The proposed clause includes requirements for the following:

- Permitted development occurs in accordance with the Ingleside Place Strategy;
- development does not exceed the maximum dwelling capacity outlined in the ‘Maximum Total Dwellings’ map;
- development applications for land within the Ingleside Urban Release Area, that are not minor in nature are not determined prior to the implementation of a developer contributions plan;

- development applications within the Ingleside Urban Release Area that are not minor in nature are not determined prior to a site-specific development control plan being prepared and in place; and
- development does not adversely impact on waterways and creek link corridors, protects existing native vegetation and rehabilitates the creek line corridors.

Maximum Total Dwellings

The maximum capacity of dwellings within the draft Ingleside Urban Release Area has been identified as approximately 1,110 (including the estimated 130 existing dwellings). This maximum dwelling capacity is important for the renewal of the Precinct, to support requirements for safe evacuation in the case of bushfire.

A new clause under Part 6 of the Pittwater LEP 2014 is proposed to include provisions that introduce a maximum dwelling capacity per sector as shown on Figure 10 below to manage the capacity of new dwelling approvals within the Precinct. This clause would not be able to be varied by Clause 4.6 – Exceptions to Development Standards.

A new clause under Part 6 would provide that development consent must not be granted for development on land identified on the Ingleside Urban Release Area Map, unless the consent authority is satisfied that the total number of dwellings will not exceed the maximum number of dwellings.

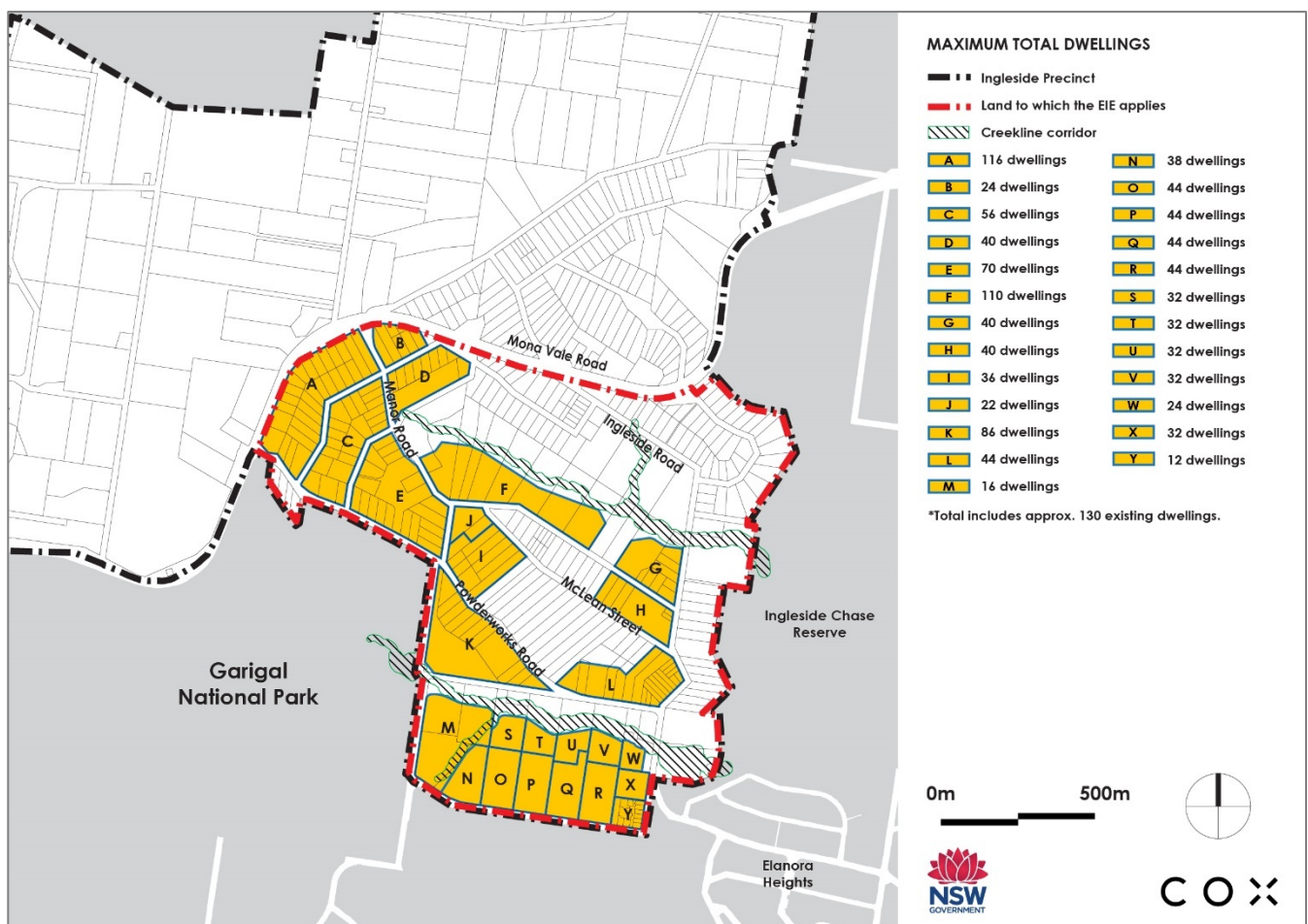


Figure 10: Maximum Total Dwellings – Ingleside Precinct

Density Controls for residential development

Under Part 4 of the Pittwater LEP, it is proposed to amend clause 4.5A Density controls for certain residential development, to exclude the Ingleside Urban Release Areas.

Density controls for residential development specific to the Ingleside Precinct are proposed to be implemented through the minimum lot size map, maximum height of building map and additional minimum lot size and frontage controls.

- A minimum site area for certain residential land uses will ensure development sites are an appropriate size to accommodate proposed development consistent with the character of the Ingleside Precinct as well as managing maximum dwelling capacity. The provisions are proposed as follows:

Land Use Zone	Minimum lot size
Land zoned R3 Medium Density Residential	1,400m ² - multi-dwelling housing, residential flat buildings
	450m ² - dual occupancies
	675m ² - attached dwellings (up to 3)
	1300m ² - attached dwellings (up to 6)
Land zoned R2 Low Density Residential	900m ² – dual occupancies 900m ² – secondary dwellings

- Minimum frontages for certain residential land uses will ensure lots are a sufficient width to accommodate proposed development and can achieve streetscape and amenity outcomes. The provisions are proposed as follows:

Land Use Zone	Minimum frontage
Land zoned R3 Medium Density Development	30m – residential flat buildings
	9m – Dwelling
	15m - dual occupancies
	22.5m - attached dwellings (up to 3)
	45m - attached dwellings (up to 6), multi dwelling housing (up to 6)

Requirement to prepare a Contributions Plan (CP)

The Ingleside Precinct requires the delivery of development in line with the implementation of supporting infrastructure, such as roads, water management infrastructure, community facility, open space and active recreation. It is important that development does not precede the implementation of the development contributions plan, due to the extensive nature of the infrastructure and land acquisition requirements required by the plan.

The preparation of a contributions plan will be led and prepared by Northern Beaches Council. The local contributions plan will set out infrastructure (works) and service requirements, the location of works, estimated cost of works and proposed staging, and proposed costs per item.

An amendment to the EP&A Regulation will require a contributions plan to be prepared prior to the determination of any development applications in the Ingleside Urban Release Area that are not minor in nature. This provision will apply to ensure the ongoing economic feasibility of delivering the precinct, and implementation of infrastructure consistent with the *draft Ingleside Place Strategy*.

Requirement to prepare a Development Control Plan (DCP)

The preparation of a Development Control Plan (DCP) that is consistent with the Ingleside Place Strategy, will be led by Northern Beaches Council. The DCP will provide a framework for built form controls, as well as assisting improved pedestrian amenity and to create the unique sense of place.

The DCP will set out built form and urban design provisions to ensure implementation of the new neighbourhood centre and community building, open spaces areas and surrounding residential development are well considered and improve the amenity of the precinct and its surrounds.

The DCP will also provide a framework to guide the subdivision and amalgamation pattern of lots to ensure the logical formation of land parcels.

The proposed SEPP will include a provision which will require that development applications that are not minor in nature cannot be determined under the proposed planning controls unless a DCP has been prepared and is in force. This provision will apply to the Ingleside Urban Release Area, which captures Character Areas 1, 2, 3 & 4 to ensure consistency with the *draft Ingleside Place Strategy*.

It is noted that the obligation to prepare a DCP before any particular kind of development is carried out on the land, may also be satisfied by the making and approval of a concept development application in respect of that land.

Land to be acquired for a public purpose

The Ingleside Urban Release Area is a precinct that has resulted in a low dwelling yield with high infrastructure costs. Infrastructure that is considered high priority, includes water management areas and road widening where ownership and access requirements are high. For these items, it is a priority to ensure this infrastructure is able to be funded and delivered when required.

Land that is prioritised for a public purpose is proposed on the Land Reservation Acquisition (LRA) map under the Pittwater LEP 2014 (refer Figure 8).

Nomination on the LRA map reflects the intent for this land to be publicly owned (subject to feasibility), with Council as the nominated acquisition authority under clause 5.1 Relevant Acquisition Authority of the Pittwater LEP 2014.

Affordable Housing

Northern Beaches Council was included in State Environmental Planning Policy No.70 – Affordable Housing (Revised Schemes) (SEPP 70) in April 2018, enabling the council to include affordable rental housing requirements in LEPs in areas subject to zoning uplift through an affordable housing contribution scheme.

It is proposed to levy development within the Ingleside Precinct to deliver a target of up to 10%

affordable housing on all new residential development (subject to feasibility), consistent with targets within the Greater Sydney Region Plan. Preparation of an affordable housing contribution scheme is required to set out how, why and at what rate development contributions can be collected. Where feasibility supports inclusion, an Affordable Housing clause would be implemented within the Pittwater LEP 2014.

Amendment to the Environmental Planning & Assessment Regulation

An amendment to the *Environmental Planning and Assessment Regulation 2000* is proposed concurrently to the making of the proposed SEPP to ensure that a contributions plan under section 7.18 of the Act is in force in relation to the precinct before consent authority is granted, where the application is for the carrying out of a development that is not of merely a minor nature.

SEPP Exemptions

The maximum dwelling capacity proposed for the Ingleside Urban Release Area is in response to bush fire risk and evacuation requirements. The proposed R2 Low Density Residential zone and R3 Medium Density zone permits various land uses that can be approved through complying development.

To ensure that all new developments are assessed under the specified requirements of the proposed clause 6.3 Ingleside Urban Release Area, of the Pittwater LEP 2014, it is proposed that the Ingleside Urban Release Area is excluded from SEPP (Exempt and Complying Development) 2008, SEPP (Affordable Rental Housing) 2009 and SEPP (Housing for Seniors or People with a Disability) 2004.

Design considerations for the Ingleside Precinct

A DCP or Concept DA must consider a range of design considerations to satisfy the vision and objectives of the Ingleside Place Strategy. These design considerations are listed in Table 2.

Table 2: Design Considerations for the precinct

Design Consideration	Requirement
Compliance with maximum dwelling numbers	A development control plan must support the delivery of development that complies with the maximum dwelling numbers.
Equitable distribution of dwelling densities, avoidance of isolated sites	Dwellings are to be appropriately distributed throughout the precinct to ensure all land is economically feasible to development. Appropriate subdivision patterns should facilitate ordered development, avoiding restricted and isolated sites.
Utility infrastructure	Ensure required upgrades to services and utilities are made available, including water supply, energy, gas and telecommunications.
Consistency with precinct structure controls	Articulate precinct structure controls such as future road network, open space, access points, publicly accessible connections.
Neighbourhood Centre	The centre should plan for a range of retail, civic and community uses.
Community facility	A moderately sized multi-purpose community centre is proposed to be owned by Northern Beaches Council. Built form should enhance people's sense of place.

Design Consideration	Requirement
Public Domain	High quality design, pedestrian friendly public domain, welcoming public areas that contribute to Inglesides character. Quality public interface with the neighbourhood centre and community building, land zoned for medium density and local open space areas.
Design Excellence	Future development will need to demonstrate consistency with the site specific DCP to ensure the highest standard of design for buildings and public areas, in particular the proposed community facility.
Pedestrian and cycleway network	Pedestrian and cycling connections to local facilities and services, particularly sites of high importance including the local neighbourhood centre and community building, land zoned for medium density and local open space. Road designs to provide for on-road cycle lanes and off-road pedestrian / shared paths.
Biodiversity / Riparian corridor protection	Riparian corridors and areas of significant environmental values to be protected through appropriate land uses that are compatible with the natural and environmental character of the Precinct. Consider how proposed development will impact upon riparian corridor protection. Reinforce the protection and enhancement of interfaces with sensitive biodiversity areas for site development. Preserve and integrate existing environmental assets.
Vegetation, Urban Tree Canopy	Set out bushland, native vegetation, tree protection, and natural features requirements including urban tree canopy targets.
Landscaping	Protect and enhance visually prominent locations. Detail landscaping requirements for both the public and private domain.
Open Space Areas	Indicate type, facilities, location, size and delivery mechanism for community infrastructure identified in the Plan. Enhance connections across the open space network and create new public spaces.
Water management	Implement water cycle management requirements and targets (for water quality and water quantity)
Protection of the environment/ water cycle management and flood planning	Riparian corridors will be appropriately treated to prevent any increase in adverse environmental impacts. Relevant stormwater management provisions are proposed in consideration of the 1 in 100-year flood level.
Aboriginal Cultural Heritage Assessment	A report to detail the results of the assessment and recommendations for actions to be taken before, during and after an activity to manage and protect Aboriginal objects and declared Aboriginal places identified by the investigation and assessment.
Low-carbon Precinct	Identify opportunities for precinct-scale efficiencies, focusing on reducing the carbon footprint through integrating energy, water, waste and transport and building efficiencies.
Sustainability	Identify opportunities for precinct-scale efficiencies and controls to improve energy, water and waste efficiencies in new developments.
Natural Hazards	Amelioration of natural and environmental hazards, including bushfire, flooding and site contamination and, in relation to natural hazards, the

Design Consideration	Requirement
	safe occupation of and the evacuation from any land so affected. Set out any flood planning controls.
Bushfire	Incorporate bushfire building standards to support <i>Planning for Bush Fire Protection 2019</i> .
Geotechnical	Set out geotechnical requirements.
Amenity, solar access, privacy requirements	Set out amenity, view sharing, solar access, privacy requirements and controls.
Location, Setbacks and Height of Buildings	Identify building envelopes showing location, setbacks and height of buildings.
Contamination	Consider the suitability of each site for the proposed use/s, in line with best practice requirements for managing land contamination through the planning and development control process.

Proposed Road Network

The Structure Plan identifies a road network hierarchy to support future land uses, which includes both existing and proposed internal roads. The DCP and contributions plan is required to consider the orderly delivery of infrastructure and access arrangements to successfully coordinate the proposed renewal of the precinct. Figure 11 provides a potential future local road network to deliver development proposed within the Ingleside Precinct.

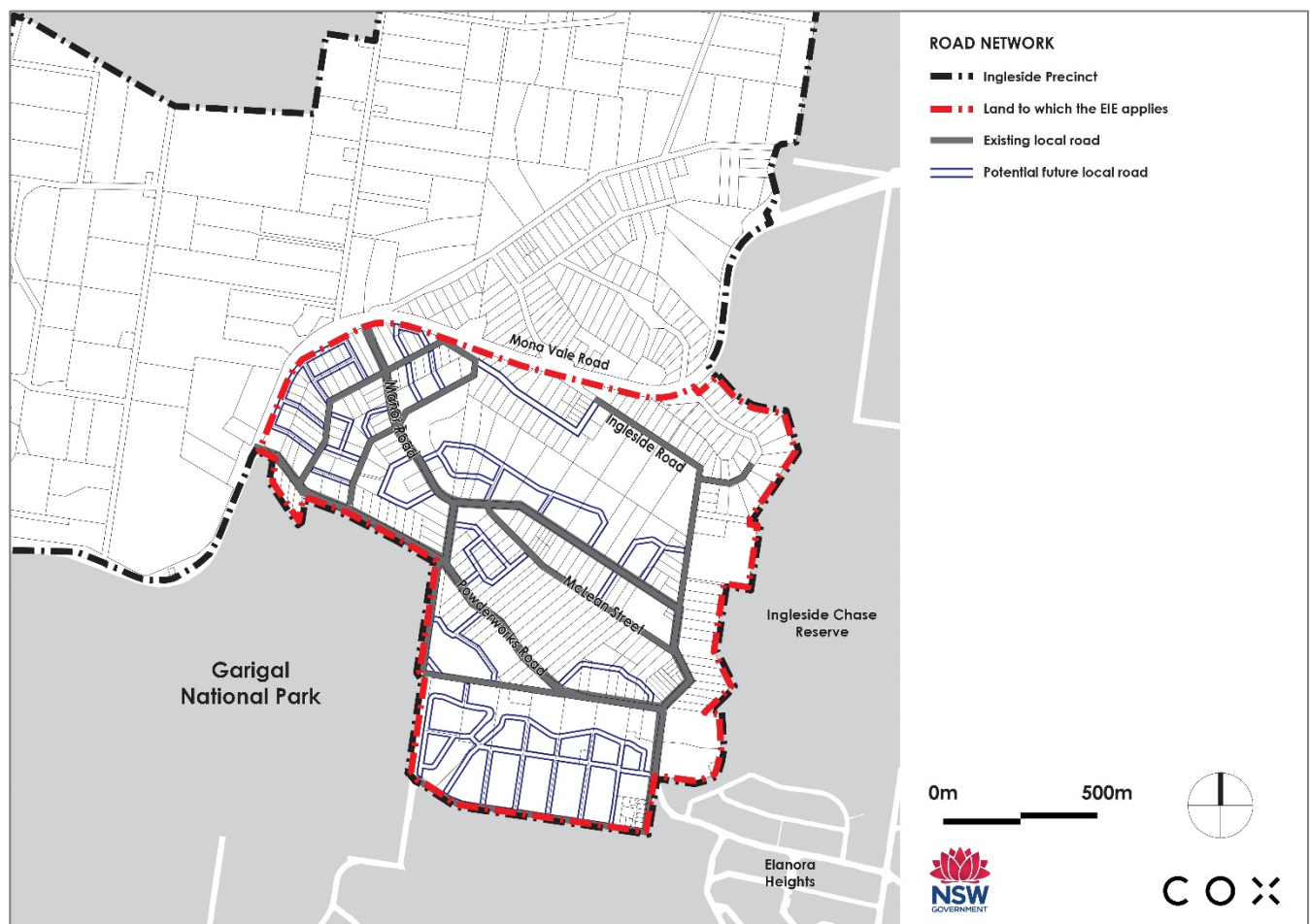


Figure 11: Proposed road network – Ingleside Precinct

Appendix A: Proposed Mapping Amendments to Pittwater LEP

Draft LEP maps required to implement the proposed controls include:

- Urban Release Area Maps – URA 007, URA 012, URA 013
- Land Zoning Maps – LZN 007, LZN 012, LZN 013
- Minimum Lot Size Maps – LSZ 007, LSZ 012, LSZ 013
- Maximum Height of Buildings Maps – HOB 007, HOB 012, HOB 013
- Land Reservation Acquisition Maps – LRA 007, LRA 012, LRA 013
- Biodiversity Maps – BIO 007, BIO 012, BIO 013

Appendix B: Current LEP maps

Land zoning

The land within the Ingleside Precinct is predominantly zoned RU2 Rural landscape, E1 National Parks and Nature Reserves, E2 Environmental Conservation and SP2 Infrastructure (reflective of infrastructure such as schools, water supply systems and classified road infrastructure), as shown in Figure 1, Appendix A.

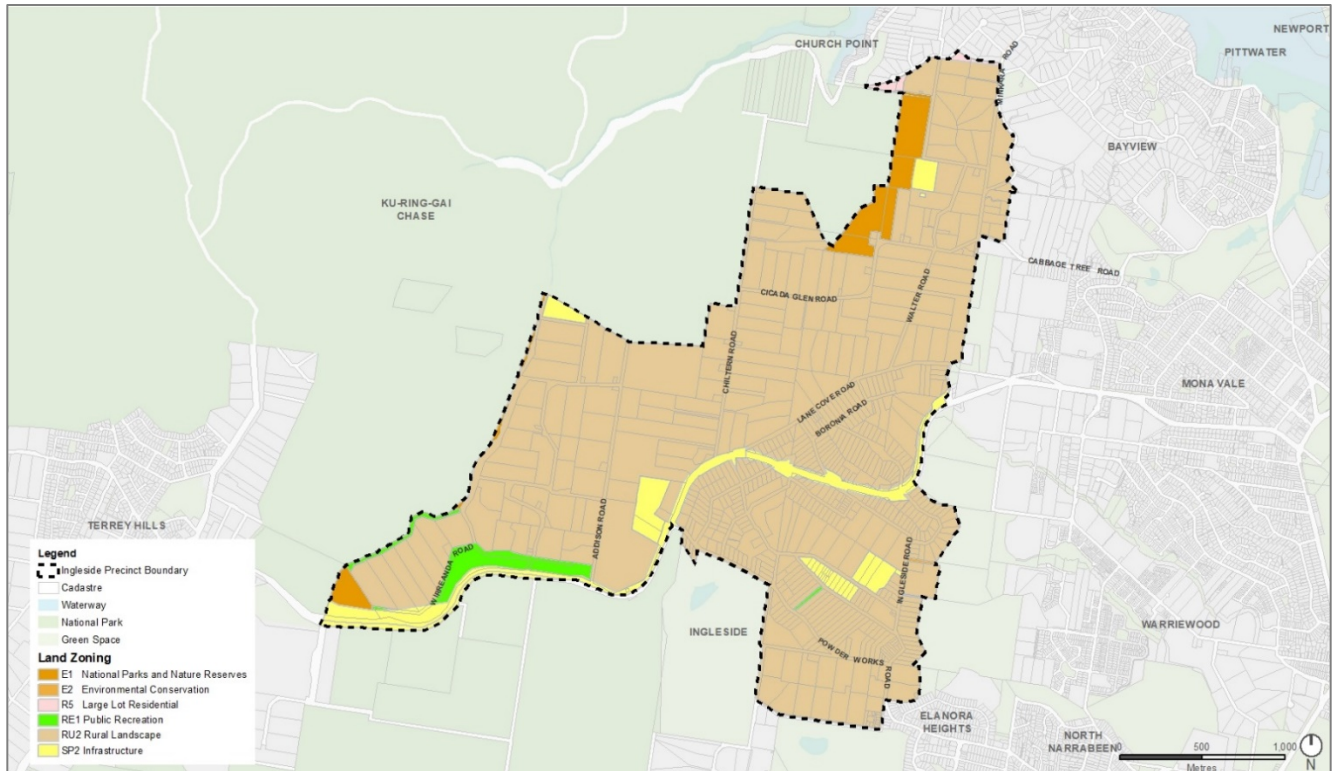


Figure 1 Existing Pittwater LEP 2014 - Land Zoning Map

Height of Buildings

Currently the Ingleside Precinct generally has a height of building of 8.5m under the Pittwater LEP 2014, as shown in Figure 2, Appendix A.

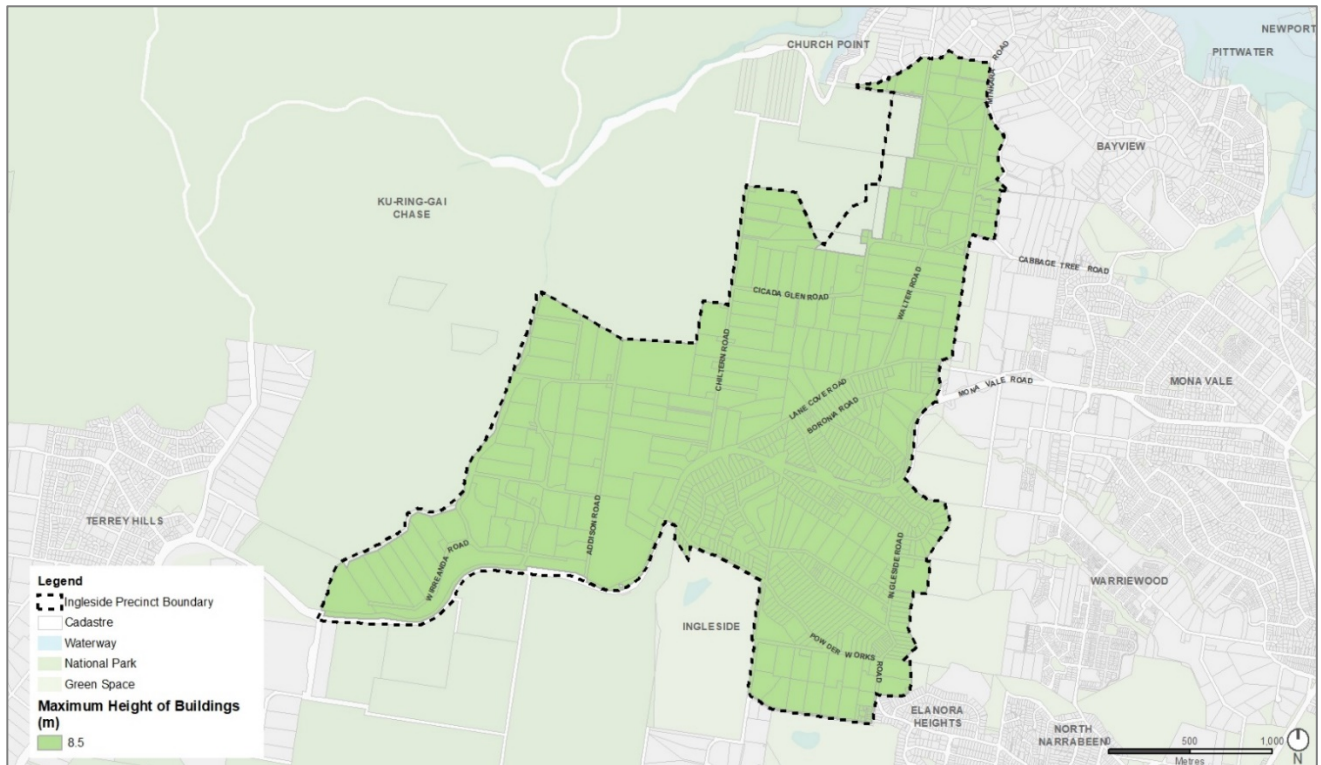


Figure 2 Existing Pittwater LEP 2014 - Height of Buildings Map

Floor Space Ratio

Under the Pittwater LEP 2014, the Ingleside Precinct is not currently subject to maximum floor space ratio controls, as shown in Figure 3, Appendix A.



Figure 3 Existing Pittwater LEP 2014 - Floor Space Ratio Map

Heritage

Under the Pittwater LEP 2014, the Ingleside Precinct, in particular the area located south of Mona Vale Road that is proposed to be amended, incorporates one heritage and one archaeological item, as reflected on the map, and as shown in Figure 4, Appendix A.

Ingleside	"Ruins of Powder Works"	2 and 10 Manor Road	Lots 81 and 82, DP 866452	Local	2270133
Ingleside	"Ingleside House" and curtilage, including front fence, stone gate posts and garden plantings	1 Manor Road, and 12 King Road	Lots 1 and 2, DP 554536	Local	2270112

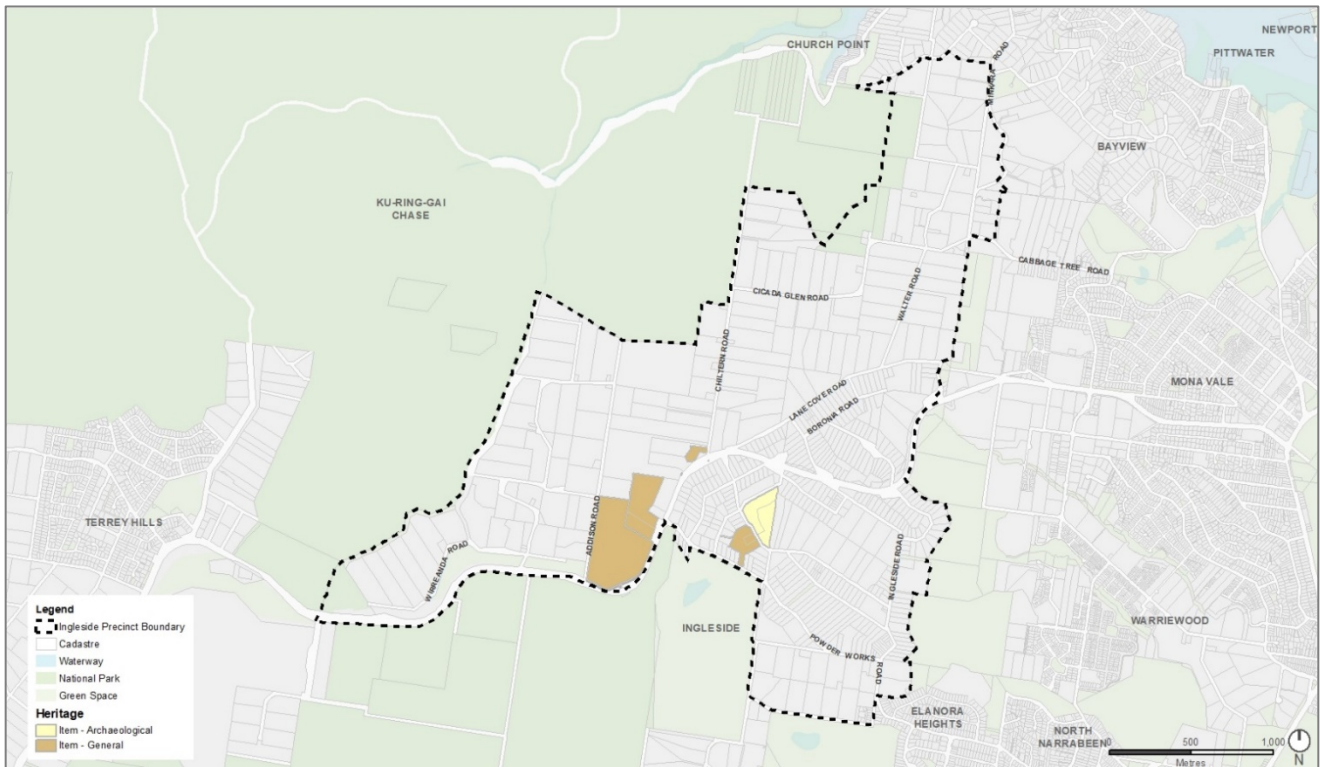


Figure 4 Existing Pittwater LEP 2014 - Heritage Map

Land Reservation Acquisition

Under the Pittwater LEP 2014 the Ingleside Precinct the following land is identified for acquisition, as shown in Figure 5, Appendix A.

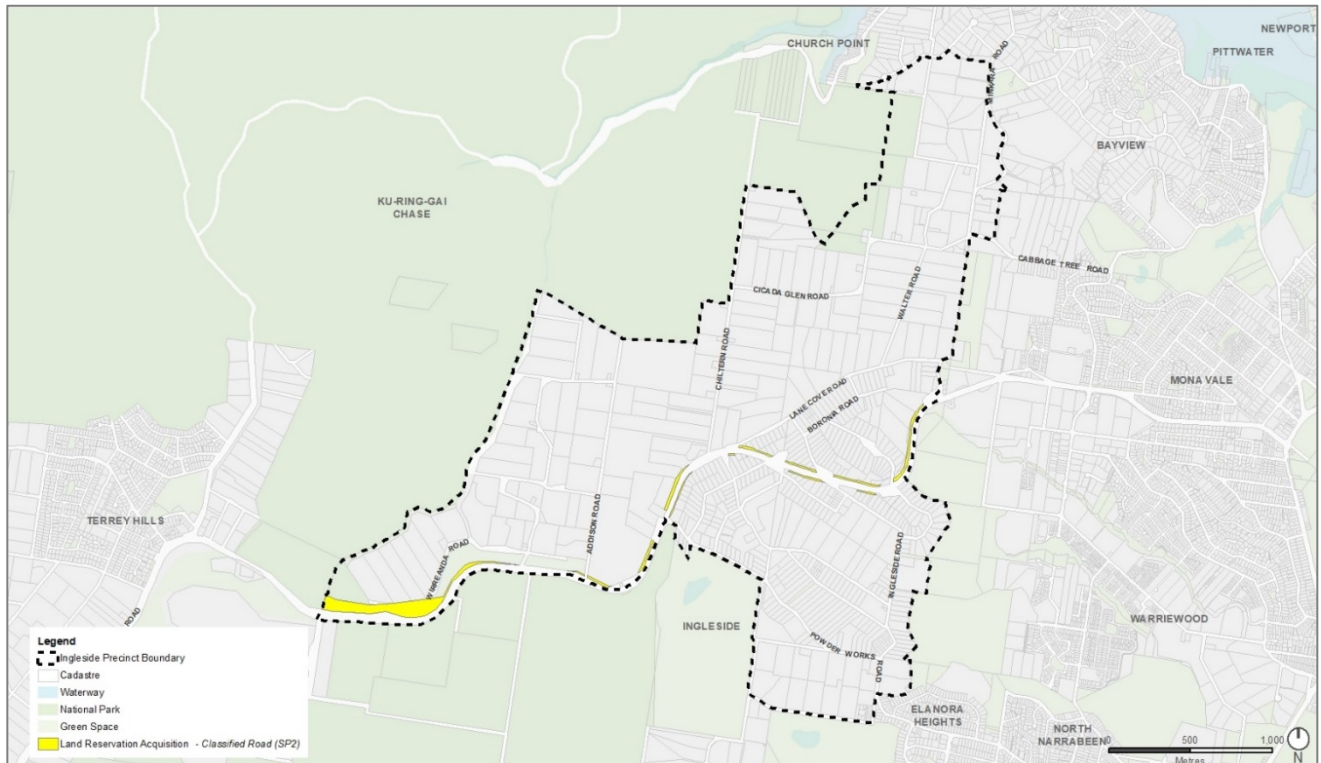


Figure 5 Existing Pittwater LEP 2014 - Land Reservation Acquisition Map

Lot Size

Under the Pittwater LEP 2014, within the southern component of the Ingleside Precinct (south of Mona Vale Road) a minimum lot size of 2 hectares is applied to all areas zoned RU2 Rural Landscape, as shown in Figure 6, Appendix A.

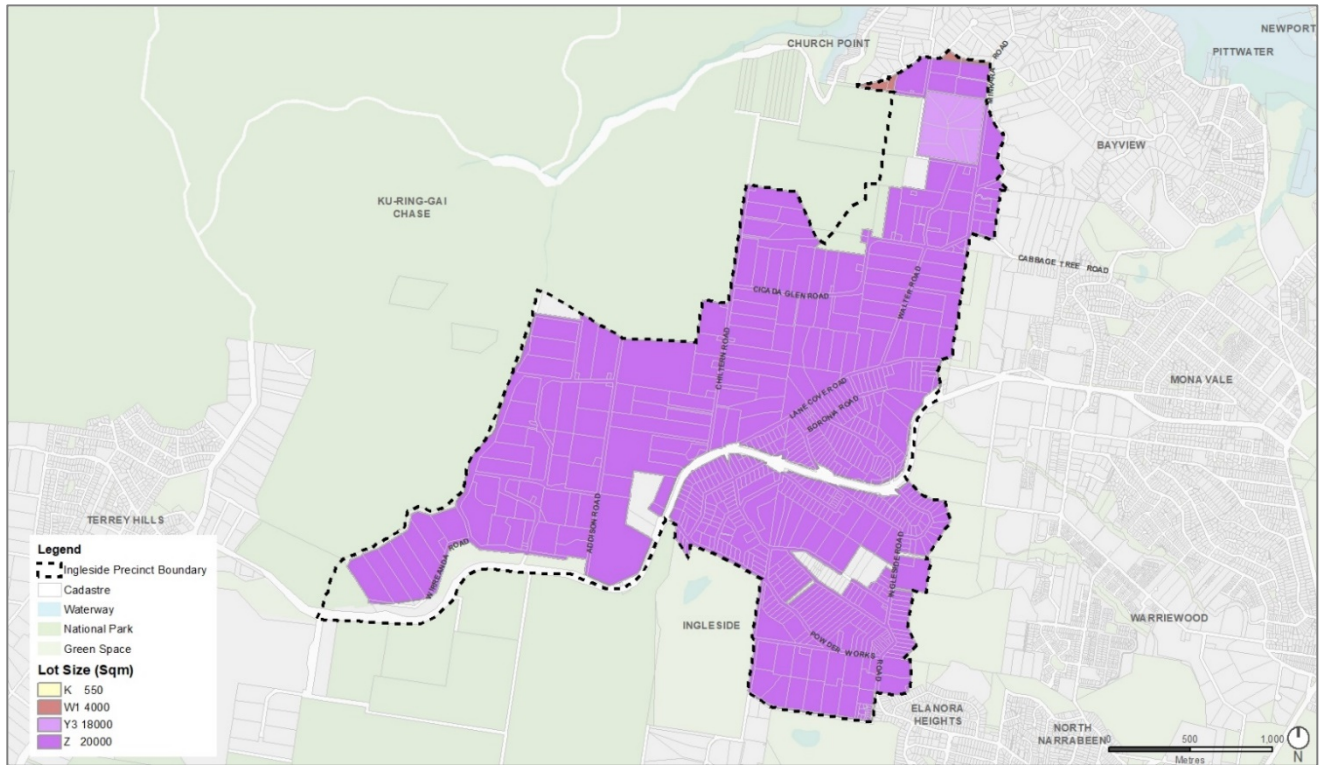


Figure 6 Existing Pittwater LEP 2014 - Minimum Lot Size Map

Biodiversity

Under the Pittwater LEP 2014 the Biodiversity Map layer applies across a significant portion of the Ingleside Precinct, as shown in Figure 7, Appendix A.

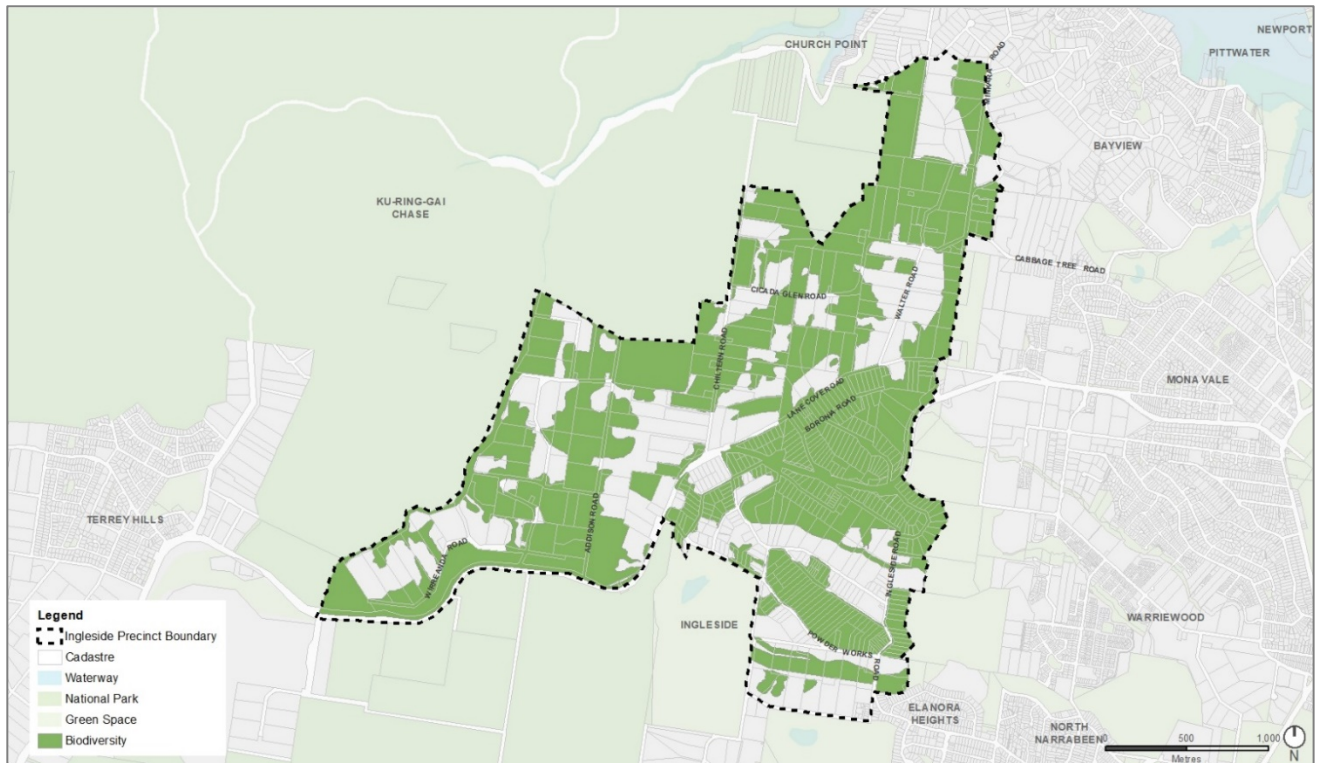


Figure 7 Existing Pittwater LEP 2014 - Biodiversity Map