



# Ingleside Precinct - Demographic and Social Infrastructure Assessment

Final report

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# Executive summary

The Demographic and Social Infrastructure Assessment, prepared by Elton Consulting, considers the future demographic profile of the Ingleside Precinct and the community facilities, human services and open space that will be required to support this population.

Relevant policies and objectives of the NSW Government and Pittwater Council have been reviewed to provide the guiding framework for the planning and provision of community facilities and open space.

The study presents an analysis of the social context of the Ingleside Precinct and surrounding areas. It examines the characteristics of the existing population of Ingleside, currently estimated at around 1,000 people and containing a high proportion of family households with older children. It also considers characteristics of nearby Warriewood Valley, which has seen rapid population growth over the past 5-10 years and provides useful insights into the characteristics of people likely to move into the Ingleside Precinct in the future.

The report then examines existing human services, community and recreational facilities and open space in and around the Ingleside Precinct and their capacity to absorb demand likely to be generated by future residents. Social infrastructure within Ingleside is currently very limited. However, a wide range of local and district level services and facilities is available in Mona Vale, Warriewood, Terrey Hills and Elanora Heights, including schools, community centres, libraries and medical facilities. The surrounding area also offers a large number of open space and recreational options, including the adjacent national parks and nearby beaches. Key issues include the capacity of local schools, with limited capacity in primary schools but some spare capacity in high schools, the limited availability of sporting facilities, poor access to community meeting and activity space and an identified shortage of activities for young people. On the basis of this assessment, new local services, facilities and additional active open space will be required to cater for the future population of Ingleside.

The draft Structure Plan for Ingleside shows that the precinct could accommodate around 3,400 new dwellings in a mix of low density (45%), medium density (47%), very low, environmental living (7%) and mixed use (1%) styles. Applying average household sizes for these types of dwellings within the LGA from the 2011 Census indicates that the future population is likely to be around 9,000 people, with around 5,000 living north of Mona Vale Road and around 4,000 living to the south of Mona Vale Road. Evidence from other new development areas, including Warriewood Valley, suggests that the majority of households will be young families with or without young children, with some second or third home buyers and some older people wanting to live near other family members. Most households would be expected to be on moderate or high incomes, with both parents working. Rates of car ownership will be high.

On the basis of these population estimates, assessment of existing facilities and consultation with State and local government agencies, the following community facilities and open space are recommended for inclusion within Ingleside precinct:

- » One moderately sized multi-purpose community centre located to the north of Mona Vale Road, and a second community facility located to the south of Mona Vale Road
- » One primary school
- » Local medical centre/s
- » 3-4 privately operated childcare centres (depending on size)

- » 15.7 ha of land to become public open space, as identified in the draft Structure Plan
- » Multipurpose sports fields to accommodate training and competition for a range of different sports (dependent on future demand and programming). The quantity of sports fields (the equivalent of six single fields), arrangement and distribution (a cluster of two double fields in Ingleside North sub-precinct and two co-located single fields in Ingleside South sub-precinct) proposed in the draft Structure Plan appears appropriate to meet the needs of the future community
- » Passive local open space distributed to ensure equitable access for future residents and of a quality and level of embellishment to support a range of passive recreational activities
- » Linear open space in Environmental Conservation areas along riparian corridors that provide walking and cycling connections between amenities and access to natural areas.

The future Ingleside community will rely on existing district and regional community facilities and human services to meet the needs of its future population. It will also rely on existing open space and recreation facilities in the sub-region for access to regional open space, indoor sports courts, outdoor court complexes and aquatic facilities.

### **Pittwater and Northern Beaches Councils**

In May 2016 Pittwater Council was merged into a new body, the Northern Beaches Council. As this report was prepared prior to these changes, it makes reference to the former council. The plans and strategies of the former council continue to apply to the former local government area until the new council prepares its own plans and strategies.

# 1 Introduction

This report provides a demographic analysis and assessment of the social infrastructure, including community facilities, human services and open space, that will be required to support residential development for the Ingleside Precinct in Sydney's north. The report has been prepared by Elton Consulting for the Department of Planning & Environment (DP&E) as one of a number of technical studies to support the Precinct Planning process.

## 1.1 Background

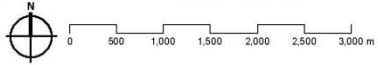
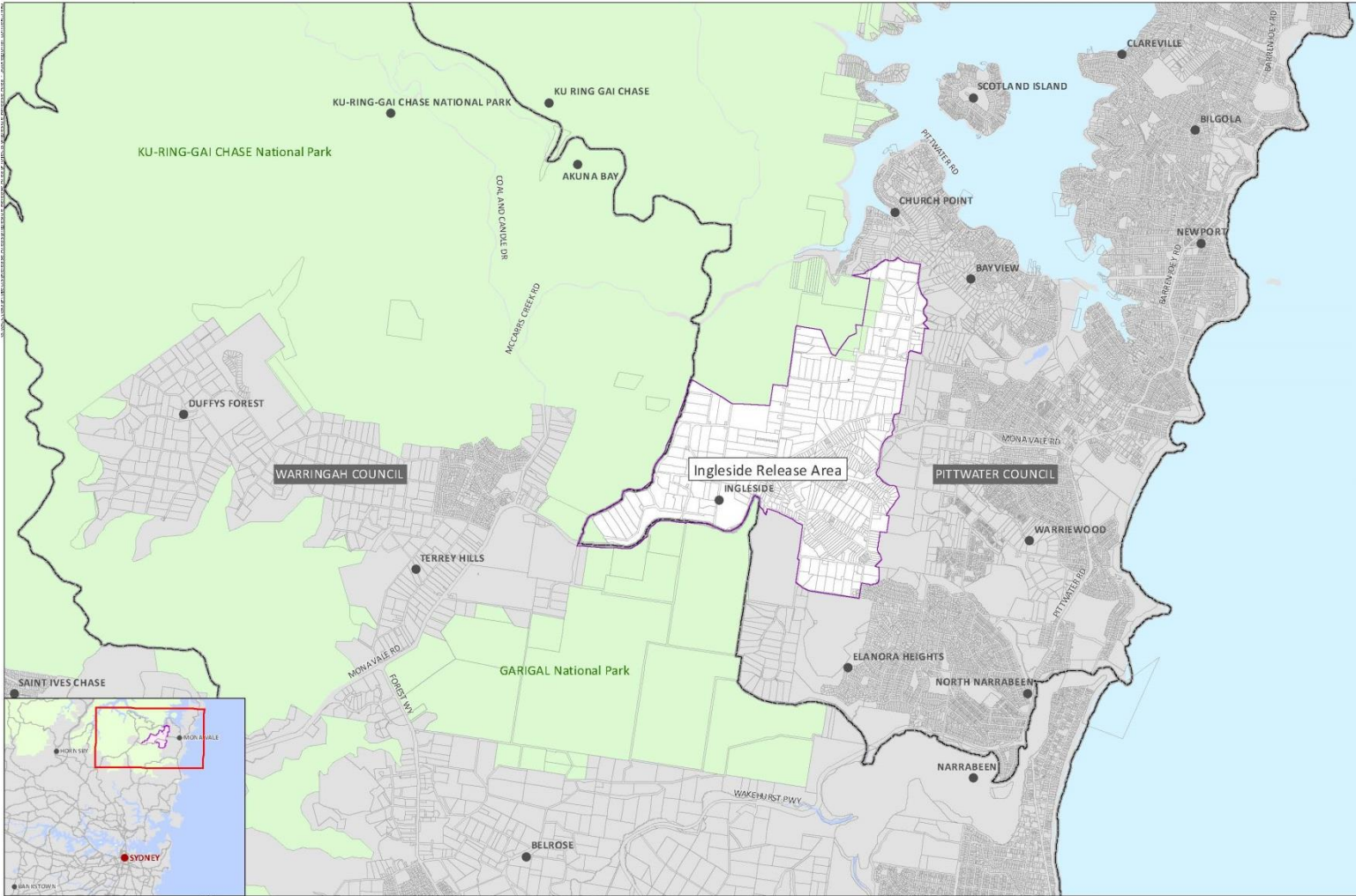
Ingleside Release Area comprises approximately 700 hectares on the western perimeter of Pittwater Local Government Area (LGA), approximately 28 kilometres north of the Sydney CBD. It adjoins the Ku-ring-gai Chase National Park to the north and west, Garigal National Park to south-west, Ingleside Chase Reserve to the east and the established suburbs of Bayview and Elanora Heights to the north-east and south-east.

The Release Area, also known as Ingleside Precinct, has been the focus of investigations into its future uses and development potential since its inclusion on the Metropolitan Development Program in 1991. It has also been identified as the primary source of greenfield land supply for the North East Subregion within the Draft North East Subregional Strategy (July 2007).

In February 2013, Pittwater Council resolved to enter into a partnership with the Department of Planning & Environment (DP&E) and UrbanGrowth NSW to undertake a Precinct Planning process for the Ingleside Release Area to determine its development potential, and to establish planning controls to enable types of development consistent with that potential. A Project Plan (DP&E, UrbanGrowth NSW and Pittwater Council, 8 August 2013) confirms the intention to adopt the Precinct Planning process outlined in the Growth Centres Development Code (October 2006), which has successfully underpinned the orderly planning and rezoning of precincts within Sydney's North West and South West Growth Centres. Under the guidance of DP&E, Precinct Planning for Ingleside will involve the preparation of:

- » A Precinct Planning Report and supporting technical studies, including this Demographic and Social Infrastructure Assessment
- » A draft Structure Plan to guide planning and assessment of the precinct
- » Statutory planning controls under a State Environmental Planning Policy (SEPP) or equivalent, to facilitate the formal rezonings
- » A Development Control Plan (DCP)
- » A Development Contributions Plan
- » An Infrastructure Delivery Plan.

**Figure 1 Ingleside Precinct - Locational Context**



Ingleside Release Area - Subregional Context  
 Friday 6 June 2015 © LPI Cadastre  
 NSW Planning & Environment  
 GOVERNMENT



## 1.2 Development context

The majority of the Ingleside Precinct is currently zoned RU2 Rural Landscape under the Pittwater Local Environmental Plan 2014 and contains a mix of uses, predominantly rural, horticultural and large lot residential within areas of remnant bushland. Most of the existing housing comprises detached homes on large blocks. Significant buildings include the Baha'i Temple, St Sava's Serbian Orthodox Church, Jehovah's Witnesses Kingdom Hall, the Westpac Conference & Training Centre, the Hamaskaine A&S Gaulstan College (a private Armenian school), two rural fire service brigades and two Animal Welfare League shelters.

The Precinct is bisected by Mona Vale Road, a major arterial road linking Pittwater with parts of the metropolitan area to the west and south. Powderworks Road links the precinct with residential areas to the south-east.

The site is under multiple ownership, with State Government agencies (significantly the Department of Planning & Environment and Department of Primary Industries – Lands) owning around one third of the land. Two thirds of the site is in private ownership, containing around 328 land titles. This pattern of fragmented land ownership has implications for the dwelling targets and yield potential that will be achievable within the precinct.

## 1.3 Scope of this study

This Demographic and Social Infrastructure Assessment is one of a number of specialist technical studies undertaken to inform the Precinct Planning process. It provides specialist advice to support the preparation of the draft Ingleside Structure Plan with regard to:

- » The current demographic context and demographic forecasts of the size and nature of the future population within the Precinct, along with an analysis of demographic forecasts for communities in surrounding areas
- » The social infrastructure (including community and recreation facilities, human services and open space) which will be required to meet the future needs of the Ingleside community at the local, district and regional levels. This analysis has considered:
  - > The availability and capacity of existing social infrastructure in and around the Precinct
  - > The spatial and locational criteria for recommended social infrastructure and their application in the draft Structure Plan, taking into account changing community expectations and contemporary leading practice principles
  - > Implementation strategies for the delivery of social infrastructure, including timing of provision
  - > Opportunities for integration of open space with conservation, recreation, drainage, education and other infrastructure outcomes, and linkages to networks in the surrounding area
  - > Consideration of innovative and best practice management and land titling arrangements to facilitate the desired community and open space outcomes, including the potential for shared use of community facilities, social infrastructure and open space and for establishment of partnerships or consortiums
- » Opportunities for existing and planned future regional social infrastructure to meet the needs of residents of the future Ingleside Precinct, including existing capacity constraints, the potential for facilities to be located within the Precinct and strategies for the timing and delivery of

regional facilities and how these strategies relate to Council policies and plans and the Growth Centre Development Code

- » Contributions towards the iterative development of the draft Structure Plan and other planning documents.

## 1.4 Study process

Preparation of this report has involved:

- » Discussions, meetings and workshops with representatives of DP&E and Pittwater Council
- » Review of existing plans, policies and background studies from Pittwater Council and DP&E
- » Analysis of the social context of Ingleside, including demographic analysis of the surrounding district population (using 2011 ABS census data for the local area) and social trends analysis undertaken previously by Elton Consulting for Ingleside and Sydney as a whole
- » An assessment of the existing community facilities and open space in the Ingleside Precinct and the facilities available or planned in the surrounding areas
- » Review of the draft Structure Plan for the precinct and feedback on its provisions
- » Discussions with representatives of Pittwater Council and relevant State Government agencies (eg Department of Education, NSW Health, Police and Emergency Services) about existing services, future requirements of the forecast population and delivery arrangements
- » Identification of other social planning matters that have emerged during the research and are considered to contribute to positive social outcomes
- » Preparation of draft and final Demographic and Social Infrastructure Assessment reports.

## 2 Policy framework

A range of policies have been examined to provide context and guidance for the planning and delivery of social infrastructure for the Ingleside Precinct. These policies also provide the social planning criteria against which the draft Structure Plan for the Precinct may be reviewed. More broadly, the policy review has also identified the social objectives directed at ensuring that the community created within the Precinct will be socially sustainable.

The policy review has considered:

- » *A Plan for Growing Sydney*
- » The strategic and social planning policies of Pittwater Council.

A brief outline of relevant issues contained in these policies is presented below.

### 2.1 A Plan for Growing Sydney

*A Plan for Growing Sydney* is the NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years. It provides key directions and actions to guide Sydney's productivity, environmental management, and liveability – including the delivery of housing, employment, infrastructure and open space.

The Government's goal is for Sydney to become 'a strong global city, a great place to live'.

This vision will be achieved through the following goals. Sydney will be:

- » Goal 1 - a competitive economy with world-class services and transport
- » Goal 2 - a city of housing choice with homes that meet our needs and lifestyles
- » Goal 3 - a great place to live with communities that are strong, healthy and well connected
- » Goal 4 - a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

Goal 2 supports planning for the construction of more housing in well-serviced locations to meet changing demands, lifestyles and budgets. Directions and Actions to support this goal include accelerating housing supply in designated infill areas and on surplus or under-utilised government land.

Goal 3 supports creation of great places and strong communities with quality public spaces, green spaces, sports facilities and precincts that engage people. "Growing communities will have better access to jobs and economic opportunities, good transport and social infrastructure, healthy natural and built environments and will find it easy to get to services, the arts, cultural and recreational activities.

While the Plan does not specifically mention Ingleside, the precinct is identified as a Metropolitan Urban Area within Sydney's North Subregion. The Plan shows Frenchs Forest as becoming a Significant Centre, with the Government's plans for the Northern Beaches Hospital, to the south of Ingleside.

## 2.2 Pittwater Council policies

A number of relevant Pittwater Council policies have been reviewed and their relevance to the proposed development highlighted to ensure future changes within the area are in alignment with the local community's values and aspirations. These policies are outlined below.

### 2.2.1 Pittwater 2025

Pittwater's *2025 Community Strategic Plan* provides an overarching framework with the key objective being to help the region respond to opportunities, challenges and change over the coming years. The Plan provides a long term focus and coordinated direction for all Council's activities, plans and policies. The community vision outlined within the plan is 'To be a vibrant sustainable community of connected villages inspired by bush, beach and water'. Key directions outlined to achieve this vision include:

- » Supporting & Connecting our Community - the need to enhance the health and wellbeing of the community by supporting a sense of community and a friendly and creative lifestyle
- » Valuing & Caring for our Natural Environment - the need to be a model community, leading the way towards sustainable living by reducing our ecological footprint, protecting and enhancing bush, beach and waterways as well as achieving long-term sustainability and biodiversity
- » Enhancing our Working and Learning - the need to create a thriving local economy which maintains a beautiful environment in which to live, work and learn
- » Integrating our Built Environment - the need to create a sustainable and relaxed living environment including appropriate development, effective transport choices and efficient support services
- » Leading an Effective & Collaborative Council - the need to have a transparent and accountable decision-making process including enhancing participation and engagement, fostering community partnerships and providing support to the community

The vision described in the Plan can be incorporated into the planning process and design outcomes of new developments in the area. Of particular importance is the opportunity to increase the supply of sustainable housing choices and encouraging an appropriate mix of residential, industrial and open space.

### 2.2.2 Pittwater Social Plan 2012-2016

In July 2012, Council adopted the *Pittwater Social Plan 2012-2016 "Live, Connect, Participate"*. The key objective of the plan is to enhance the liveability of the Pittwater community, strengthen existing connections and facilitate a culture of participation across the community. The Social Plan comprises a number of discussion papers which reflect the key themes and priorities to create a socially sustainable community within Pittwater:

- » Residential Role and Function Analysis – A key theme of this detailed demographic analysis is the importance of creating a diverse community, which ensures a range of services and facilities can be supported across the spectrum of age and household needs
- » A Sense of Place – This paper highlights the importance of building an individual's connection to a place, be it a physical space, the natural environment or the people. It highlights the importance of social cohesion, participation, connectedness, standards of living, employment and education for a socially sustainable community

- » Social Cohesion – Connection and Participation – This paper highlights the high degree of existing social cohesion, connection and participation within and between sections of the community
- » Our Community’s Health and Wellbeing – This paper provides background information on the changes to the health system, including local access to healthcare, mental health issues, the culture of drug and alcohol use and health and wellbeing in relation to safety, education, employment, housing and sense of belonging
- » Social Infrastructure – This paper highlights the importance of social infrastructure in maintaining a high degree of social sustainability in Pittwater and achieving key social outcomes. The paper also highlights the importance of community facilities in facilitating connectedness and fostering broad community participation
- » Getting Around Pittwater – Our Transport Needs – This paper highlights the link between public transport and positive social outcomes. Of key importance is the need for public transport to support new development to ensure residents are not disadvantaged
- » Housing Choices – This paper argues that ensuring a diversity of housing sizes, structures, locations and affordability levels contributes towards a diverse demographic base and facilitates social interaction within neighbourhoods and through schools, work, access to services, transport and social networks
- » Sustaining a Vibrant Community – This paper highlights the key ingredients of a vibrant and sustainable community. It stresses the importance of a shared vision for the local community, the liveability of the local area, and having a sense of local pride. The paper encourages a commitment to fostering continuous improvement and developing strong connections to local environmental assets, such as bush, beaches and waterways that are highly valued by the community
- » Emerging Issues – Arts – This is the first emerging issues paper to arise from the Social Plan 2012-2016. It describes local and national trends for art makers and audiences and the priorities and practices at a local level. It sheds light on Pittwater’s arts scene, its existing and emerging needs, and the resources and networks required to meet those needs. Key strategies outlined in the paper offer insights into ways to encourage artistic engagement in the local area:
  - > Improving participation, motivation and access to the arts – the need to understand how people engage with the local arts scene, barriers to participation and how Pittwater’s existing community and cultural facilities could be better utilised
  - > Art(ists) at the heart – the need to acknowledge, support, and generate opportunities for the creative local people who contribute to Pittwater’s vibrant culture
  - > Creative spaces – the need to activate public spaces in order to enliven villages, engage the community and showcase Pittwater’s unique cultural and natural identity.

### 2.2.3 Pittwater Local Planning Strategy – Planning for Pittwater Towards 2031

The Pittwater Local Planning Strategy presents an evidence-based rationale for future land use planning decisions in Pittwater and provides the basis for preparing Pittwater’s Local Environmental Plan. It establishes the planning direction for Pittwater into the future and sets out strategic priorities and strategies to manage growth within the LGA. The document identifies the unique characteristics of Pittwater and its community and assesses land capability for different land uses. Issues of relevance to this study include:

- » Identification of the hierarchy of centres and corridors to apply across the LGA, with Mona Vale as the main Town Centre
- » Identification of key issues affecting housing in Pittwater, including housing affordability, the ageing population, sustainability, housing growth and need for greater housing choices
- » Support for the development of a Level 5 hospital and ancillary private health services at Frenchs Forest, along with upgrading of a complementary Mona Vale Hospital
- » The need to provide an appropriate level of open space provision within Warriewood Valley Land Release Area and any future Ingleside Land Release Area, and to consider opportunities for further playing fields and recreational areas.

## 2.2.4 Pittwater Public Space and Recreation Strategy 2014

This Strategy analyses existing open space and recreational facility provision in the Pittwater LGA and provides recommendations for future provision and management.

The Strategy outlines Council's objectives for providing an open space network that meets the needs of future generations. They are:

- » To conserve, protect and enhance the natural environment and cultural heritage
- » To protect and enhance Pittwater's amenity and visual qualities
- » To provide the best range of recreational opportunities to meet the needs of the community
- » To provide high quality facilities
- » To support active lifestyles
- » To ensure all open space is accessible to the wider community.

Recommendations and key issues by type of open space or facility most relevant for Ingleside precinct include:

### **General**

- » Upgrade and expand, where feasible, the public space network for the benefit of the broader community
- » Provide well designed, safe open spaces that protect and enhance the natural environment, identify cultural heritage and consider aesthetics, sustainability and 'sense of place'
- » Improve equity in the distribution of public space and recreational opportunities
- » Provide multi-use spaces that promote intergenerational use including additional opportunities for an ageing population and for children and young people.

### **Natural conservation areas**

- » Promote activities that do not impact negatively on the natural environment in order to protect, conserve and enhance natural areas, wildlife corridors and habitat
- » Provide opportunities for activities that allow for the experience of nature appreciation
- » Provide more opportunities for access for the elderly and disabled.

### **Walking and cycling activities**

- » Provide walking opportunities for people with all levels of fitness and ability, walking groups, elderly people, children, youth, families, people with disabilities, people with wheel chairs and strollers, long walks for distance walkers, short walks and encourage walking to local facilities

- » Provide seating along walking paths and tracks at suitable locations for older people and people with special needs
- » Continue to provide paths linking activity centres, recreational facilities, schools, beaches and other infrastructure in accordance with the Walks & Rides Masterplan and sub-plans
- » Provide low-key paths in natural area reserves to blend in with the landscape
- » Promote bike riding for local and regional trips to facilitate a healthy and active community and reduce motor vehicle use
- » Encourage cycling for sport and recreation, health and fitness and transport
- » Formalise connecting routes and multi-use paths across the entire Pittwater area including varying lengths suitable for different ages and ability and with adjacent Council area connections.

### **Structured sports and recreation areas**

- » Investigate more netball courts, particularly for training
- » Rationalise playgrounds by gradually removing some of the older small playgrounds and replacing with fewer larger-scale facilities to reduce maintenance costs and provide facilities that meet the expectations of the community.

### **Sportsgrounds**

- » Seek opportunities to purchase suitable land for sportsgrounds, acknowledging that population growth and increased popularity in some codes such as women's sport especially football and touch football for all ages and genders will continue to increase the demand for more sportsfields
- » Purchase land in new land release areas to create sportsground precincts for its incoming residents
- » As part of the Precinct Planning for Ingleside, identify suitable land for sportsgrounds for purchase
- » Continue to upgrade facilities with sustainable technologies.

### **Indoor sports and recreation facilities**

- » Continue to support the Northern Beaches Indoor Sports Centre at Warriewood which has Development Consent to expand to a 6 court facility (currently 4 courts)
- » Continue to promote the wide range of activities available including badminton, table tennis, indoor football and basketball
- » Consider the development of an indoor aquatic centre after the end of the 2017 financial year.

### **Village greens, culture and leisure**

- » In conjunction with the Enliven Pittwater Program, improve the ambience of the town centres by developing a distinctive sense of place that captures the essence of Pittwater
- » Investigate opportunities for outdoor entertainment and public art to provide additional activities in the town centres (other than shopping)
- » Develop a program to assist the community to establish community gardens as a sustainable activity that promotes well-being and social interaction.

Many of the above recommendations can be applied to planning for open space and recreational facilities within Ingleside.

The Strategy also includes information about participation in recreational activities (including local participation, demands and community needs based on extensive community consultation). This is further discussed in Chapter 7.

### 2.2.5 Warriewood Valley Section 94 Contributions Plan December 2014

While specific to Warriewood Valley, this Contributions Plan is relevant to the Ingleside Social Infrastructure Study, as the Warriewood Valley Urban Release Area represents the most significant urban land development project on the Northern Beaches Peninsula since the Forestville / Belrose urban releases of the 1970s, and so presents the approach that Pittwater Council has most recently taken in the planning and delivery of social infrastructure in new release areas.

The Contributions Plan presents strategies to meet the needs of the future population of the Warriewood Valley Urban Release Area with regard to community services, library services, public recreation and open space and pedestrian and cycle networks. In doing so, it contains important information about planning principles, benchmarks and standards and delivery arrangements for elements of social infrastructure. These are considered further in Chapters 6 and 7 of this report.



# 3 Existing social context

It is important to understand the social context of any new development, to ensure that its planning takes account of, and is responsive to, the surrounding social conditions and that it will integrate, both physically and socially, with surrounding areas.

This chapter presents an overview of the social context for development within the Ingleside Precinct. It considers the characteristics of the population currently living in and around the precinct. The availability of existing community facilities, human services and open space that could address some of the needs of the future new population are considered in the following chapter.

## 3.1 District social context

Ingleside Precinct is located to the west of the Northern Beaches peninsula, to the south of Kuring-gai Chase National Park and to the north of Garigal National Park. It is characterised by its bushland setting, with ready access to the recreational opportunities associated with the beaches, waterways, bushland and open spaces that characterise Pittwater. To the south-east, Ingleside adjoins the established residential area of Elanora Heights, which continues down from the plateau to Narrabeen. Recent development across the Northern Beaches, but particularly in the adjacent Warriewood Valley, has introduced forms of medium density housing and employment uses to this part of the Local Government Area (LGA) and been accompanied by the development of new social infrastructure to service this population. It is important that growth within Ingleside Precinct does not add to demands on these existing services and facilities.

## 3.2 Social profile of the area

The population of Ingleside has changed little in the past 20 years, being separated from the northern beaches and development in the nearby Warriewood Valley. Ingleside has been characterised by rural and semi-rural uses such as hobby farms, horticultural activities and minor primary industries.

The profile of the existing Ingleside population is summarised in Table 1 and Graphs 1 and 2, using 2011 Census data and Council's Community Profile (prepared by Profile.id). Boundaries adopted by Profile.id for the specialist profile area of 'Ingleside' are broadly consistent with the Precinct boundaries adopted in this study.

Data for Ingleside has been compared with that for the Pittwater LGA and the Greater Sydney area to provide benchmark comparisons. Ingleside has also been compared with the newly developed Warriewood Valley, to gain an indication of the potential future population characteristics of the Ingleside Precinct. Statistics of greatest significance are outlined in red.

**Table 1 Demographic Overview of Ingleside and comparison area, 2011 Census**

Indicator	Ingleside	Warriewood	Pittwater LGA	Greater Sydney
<b>2011 Population (no.)</b>	<b>1,036</b>	<b>4,032</b>	<b>57,153</b>	<b>4,391,676</b>
<b>2006 Population (no.)</b>	*	<b>2,903</b>	<b>54,156</b>	<b>4,119,190</b>
<b>Change 2006 to 2011 (%)</b>	n/a	<b>+38.9</b>	<b>+5.5</b>	<b>+6.6</b>
<b>Age groups</b>				
0-4 years	5.5%	<b>10.5%</b>	6.7%	6.8%
5 -11 years	9.4%	10.4%	9.5%	8.7%
12-17 years	<b>10.8%</b>	6.3%	7.7%	7.4%
18-24 years	8.7%	5.8%	7.1%	9.5%
25-34 years	6.2%	9.8%	8.5%	15.4%
35-49 years	21.5%	<b>24.9%</b>	22.1%	21.9%
50-59 years	<b>16.8%</b>	11.0%	14.7%	12.2%
60 to 69 years	11.5%	9.4%	12.1%	9.0%
70 to 84 years	7.2%	8.2%	8.9%	7.2%
85+ years	1.9	3.6%	2.7%	1.8%
Median age (years)	<b>42</b>	38	42	36
<b>Aboriginal and Torres Strait Islander people</b>	0.0%	0.5%**	0.4%	2.5%
<b>Household type</b>				
<i>Family households</i>				
Couples with children	<b>44.0%</b>	<b>43.2%</b>	38.4%	34.8%
Couples without children	<b>22.8%</b>	24.1%	26.9%	22.6%
Single parent families	<b>6.8%</b>	11.0%	8.9%	10.8%
<i>Non-family households</i>				
Lone person	19.3%	16.5%	18.8%	21.5%
Group household	2.6%	1.7%	2.3%	4.1%
Total all households	100.00	100.00	100.00	100.00
<b>Cultural diversity (%)</b>				
Overseas born	22.3%	25.5%	22.7%	34.2%
Speaks a language other than English at home	14.6%	10.8%	7.5%	32.5%
<b>Employment (in the labour force and over 15 years of age) (%)</b>				
Employed	98.4%	98.2%	96.5%	94.3%
Unemployed	<b>1.6%</b>	1.8%	3.5%	5.7%
<b>Not in the labour force</b>	<b>30.5%</b>	<b>27.8%</b>	<b>30.6%</b>	<b>32.4%</b>
<b>Median weekly incomes (\$)</b>				
Individual	756	796	755	619
Household	2,111	1,846	1,819	1,447
<b>Housing types (%)</b>				
Detached house	<b>91.1%</b>	46.6%	72.7%	58.9%
Medium and high density	<b>6.3%</b>	53.0%	26.1%	40.4%
Other	2.6%	0.5%	1.0%	0.6%
<b>Average household size (no. people)</b>	<b>2.7</b>	<b>2.8</b>	<b>2.7</b>	<b>2.7</b>

Indicator	Ingleside	Warriewood	Pittwater LGA	Greater Sydney
<b>Housing tenure (%)</b>				
Fully owned	40.1%	25.7%	38.5%	29.1%
Being purchased	25.7%	50.3%	36.9%	33.2%
Rented	27.1%	15.4%	18.4%	30.4%
<b>Monthly housing loan repayments</b>				
Lowest quartile (< \$1,266)	n/a	12.0%	15.8%	19.0%
Highest quartile (>\$2,854)	n/a	56.5%	52.7%	31.8%
Median mortgage	\$4,850	\$3,080	\$3,004	\$2,166
<b>Weekly rental payments</b>				
Lowest quartile (\$<187)	n/a	5.8%	8.9%	17.4%
Highest quartile (>\$419)	n/a	79.2%	63.1%	35.4%
Median weekly rent (\$)	\$400	\$600	\$504	\$361
<b>Occupations</b>				
Top three occupations	<ul style="list-style-type: none"> <li>» Professionals (21.6%)</li> <li>» Managers (17.7%)</li> <li>» Technicians and trades workers (17.2%)</li> </ul>	<ul style="list-style-type: none"> <li>» Professionals (24.0%)</li> <li>» Managers (18.1%)</li> <li>» Clerical and administrative workers (17.3%)</li> </ul>	<ul style="list-style-type: none"> <li>» Professionals (26.4%)</li> <li>» Managers (17.6%)</li> <li>» Clerical and administrative workers (14.9%)</li> </ul>	<ul style="list-style-type: none"> <li>» Professionals (25.5%)</li> <li>» Clerical and administrative workers (16.2%)</li> <li>» Managers (13.3%)</li> </ul>
<b>Industries of employment</b>				
Top three industries	<ul style="list-style-type: none"> <li>» Residential building construction (4.3%)</li> <li>» Grocery, liquor and tobacco product wholesaling (3.5%)</li> <li>» Automotive repair and maintenance (3.5%)</li> </ul>	<ul style="list-style-type: none"> <li>» Retail trade (10.9%)</li> <li>» Health care and social assistance (10.7%)</li> <li>» Professional, scientific and technical services (10.6%)</li> </ul>	<ul style="list-style-type: none"> <li>» Professional, scientific and technical services (12.0)</li> <li>» Construction (10.3)</li> <li>» Health care and social assistance (10.2)</li> </ul>	<ul style="list-style-type: none"> <li>» Health care and social assistance (10.9)</li> <li>» Retail trade (9.8%)</li> <li>» Professional, scientific and technical services (9.6)</li> </ul>
<b>Transport access</b>				
Public transport to work	0.0	9.0%	8.0%	20.0%
Car to work	58.3	66.1%	65.2%	58.3%
No motor vehicles	2.0	2.0%	4.1%	11.8%
1 motor vehicle	26.0	32.5%	29.1%	36.8%
2+ motor vehicles	67.3	60.5%	61.6%	44.4%
<b>SEIFA Index of Disadvantage</b>	<b>1,094</b>	<b>1,094</b>	<b>1,094</b>	<b>1,011</b>

Source: Australian Bureau of Statistics (ABS) 2011 Census of Population and Housing sourced from Profile.id community for the specialist area of Ingleside, Warriewood 'overlay', Pittwater LGA and Greater Sydney areas. Where data for Ingleside specialist additional area is not available on Profile .id, data has been sourced from ABS Community Profiles and Quickstats for Small Area (SA1) 1142118

\* Note – geographical boundaries of the area have changed since 2006 census so direct comparison is not possible

\*\* Note – denotes proportion for the Warriewood suburb area

Summarising from Table 1 and Graphs 1 and 2, key features of the population of Ingleside include:

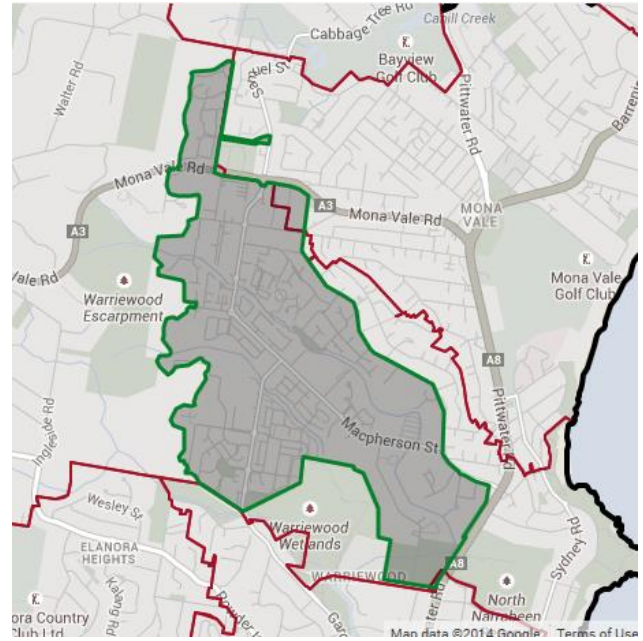
- » A population of around 1,000 residents, compared with the Pittwater LGA population of more than 57,000 people in 2011. The estimated resident population of the LGA had grown to 63,338 in 2014.
- » An age profile showing a relatively large proportion of high school aged children (12-17 years) and older parents (aged 50-59 years) compared with other areas (see Graph 1). There is a relatively small proportion of young children (0-4 years) and younger adults (25-34 years). Taking into account also a relatively high proportion of people aged 60+, the median age for Ingleside and Pittwater LGA is significantly higher than that of Sydney as a whole.
- » A relatively high proportion of households comprising couples with children compared with both Pittwater LGA and Greater Sydney. Based on the age profile, there is a predominance of mature, rather than young, families. Its proportion of couple only households is less than the Pittwater LGA average
- » Aboriginal and Torres Strait Islander people make up only a very small proportion of Pittwater LGA residents, but as Graph 2 shows, this is a much younger population than the LGA as a whole, with the majority of people aged under 24 years and only a small proportion of older residents aged over 60 years. In 2011, there were no residents who identified as Aboriginal or Torres Strait Islander living in Ingleside.
- » Ingleside and Pittwater LGA have relatively low levels of overseas born residents compared with Sydney as a whole. A higher proportion of Ingleside residents speak a language other than English at home than in Pittwater LGA, but this proportion is still low in comparison with Sydney
- » Median individual incomes for Ingleside and Pittwater LGA households are similar and well above the Sydney median level. Ingleside's median household incomes are higher than the Pittwater medians and considerably higher than the Sydney median household income level
- » Unemployment levels in Ingleside are very low, at about half the LGA average and about one third of the Sydney unemployment rate
- » While occupations in Ingleside are broadly similar to those of other Pittwater and Sydney residents, the most common industries employing Ingleside residents are building and construction, wholesaling or automotive repair industries. By contrast, Pittwater LGA and Sydney residents are most commonly in professional, scientific and technical services industries, in health care, construction and retail
- » Ingleside is characterised by predominantly low density housing (91%), whereas in Pittwater LGA and Sydney as a whole, more than one quarter of dwellings are medium or high density dwellings
- » A relatively high proportion of Ingleside dwellings are fully owned, as are dwellings in Pittwater LGA, compared with less than 30% of dwellings in Sydney
- » Median weekly rents in Ingleside are relatively low in comparison with Pittwater, although they are higher than Sydney overall. However, median monthly mortgages in Ingleside are considerably higher than the Pittwater average and more than double Sydney average mortgage levels
- » A high proportion of Ingleside residents own two or more motor vehicles. No residents reported using public transport to travel to work from Ingleside.

### 3.3 Population profile for Warriewood Valley

In order to construct a picture of what the population may look like in the future, a community profile has also been prepared for the Warriewood Valley which has recently undergone significant new development. Key characteristics of the Warriewood Valley (shown in Figure 3 below) include:

- » A younger population than Ingleside, comprising a high proportion of children aged less than 12 years, and a high proportion of adults aged 35-49 years.
- » A relatively high proportion of residents are also aged over 70 years (this may be linked to the presence of several aged housing developments in the precinct).
- » There are relatively low proportions of young adults and adults in the 50-70 years age brackets. These factors contribute to a lower median age
- » A broadly similar household structure to Ingleside, although there are slightly higher proportions of couples without children and single parent households in Warriewood. Warriewood also has a smaller proportion of single person households
- » A low unemployment rate, and a low proportion of people not in the labour force
- » A housing profile that is characterised by a high proportion of medium and higher density dwellings and relatively fewer detached dwellings, even when compared with Sydney as a whole. Despite the smaller dwellings, the average occupancy rate for Warriewood is higher than the other comparison areas, reflecting its high proportion of families with children
- » More than half the dwellings in Warriewood are being purchased - a much higher proportion than in comparison areas. In addition, relatively few dwellings are being rented (17%)
- » A low proportion of people born overseas and low levels of households where two or more languages are spoken
- » More than two thirds of Warriewood residents drive to work, the highest of all comparison areas.

**Figure 2 Warriewood overlay area – profile.id community profile**



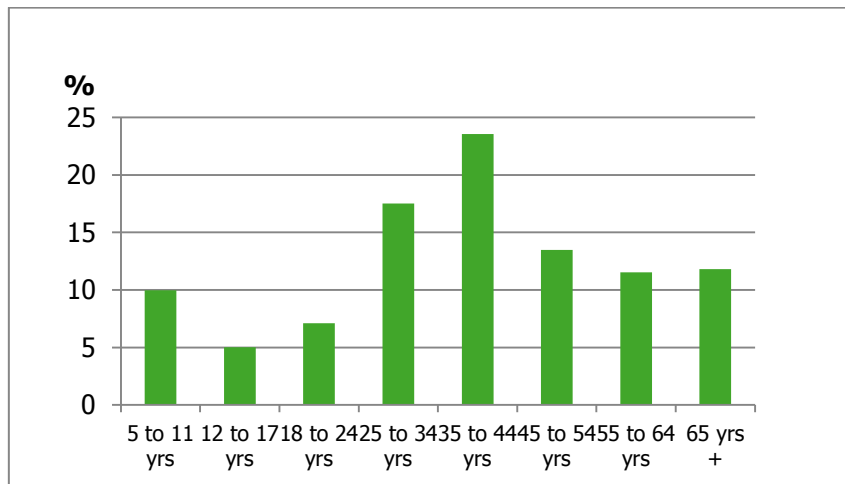
Source: <http://profile.id.com.au/pittwater/about?WebID=200>

### 3.4 Profile of movers and in-migrants to Pittwater

At the LGA level, the Profile.id community profile shows that around one third of Pittwater LGA residents moved house in the five years to 2011. Half of these moves were within the LGA and most of the other half were from elsewhere in NSW (primarily from nearby LGAs including Warringah, Ku-ring-gai and Manly). Around 10% of people who moved into Pittwater came from overseas.

The age profile of people moving into Pittwater is relatively evenly spread. The most common in-migrants are adults of working age (35 and 44 years), some with young children, although younger adults and older adults also move to the area.

**Figure 3 Age profile of new residents to Pittwater LGA**



Source: Profile.id <http://profile.id.com.au/pittwater/migration>

### 3.5 Implications of the population profile

The population profile for Ingleside is consistent with an established and ageing population in the latter stages of household formation. The profile for the newly developed Warriewood Valley, by contrast, shows it has attracted a younger demographic in the earlier stages of household formation. This is attributable, in part, to the smaller, medium and high density dwelling forms.

While any new development within Ingleside is likely to attract family households, the incorporation of a mix of dwelling types, with medium density options, would be expected to attract younger households with young children or couples who have not yet started a family. Households would also be expected to have relatively high median incomes and high rates of employment. Smaller dwelling types will also provide housing options for older people wishing to downsize, particularly those now living in Ingleside and nearby areas on larger semi-rural blocks. These issues are considered further in Chapter 5.

## 4 Existing social infrastructure

Existing and proposed community facilities, human services and open space within Ingleside and in surrounding areas have been identified for the purpose of understanding the availability of existing social infrastructure and any spare capacity which might be available to meet demand generated by population growth. Given the broadly undeveloped nature of this area, existing facilities and services are limited, and would therefore not be expected to have capacity to serve the needs of a large incoming population. There are nevertheless a range of existing facilities that cater for the land uses currently seen in Ingleside and for nearby residential areas.

Figure 4 shows existing social infrastructure within and around the study area that may be available for future residents of this area.

### 4.1 Ingleside precinct

Social infrastructure within Ingleside Precinct at present reflects its rural and rural residential character. Facilities currently located within the precinct include:

- » Galstaun College - the precinct contains only one school, the K-12 Armenian school (Hamazkaine Arshak and Sophie Galstaun College), known as Galstaun College, located north of Mona Vale Road. Galstaun College is a co-educational, non-selective, bilingual Armenian and English college founded in 1986. It is understood that the site of this school will be redeveloped in the longer term as the school is no longer financially viable.
- » The Rural Fire Service has two brigades within the precinct, each with approximately 100 volunteers:
  - > Tumbledown Dick RFS, Tumburra Street, Ingleside (Wirreanda Valley)
  - > Ingleside RFS, King Road, Ingleside (south of Mona Vale Road).
- » Ingleside Scout Camp - is a large outdoor activity camp located in bushland, adjoining Ku-ring-gai Chase National Park where scouts can stay and participate in environmental activities and training such as Scout Landcare, Scout Environment Activities, Environmental Education, Scout Bush Regeneration, Scout Water Bugs, Scout Water Monitoring and Scout Streamwatch. The Camp has an Environment Centre, Low Ropes Course and an Orienteering course plus conference rooms and accommodation used for Cub Pack Holidays and Scout Patrol Camps. Approximately 2,500-3,000 people use the Camp each year. Groups of 80-100 people (and occasionally up to 250) use the facilities on most weekends, school holidays and occasionally during the week. Accommodation is provided in two large buildings:
  - > Kinnersley Centre has bunk accommodation for 50 in three dormitories and bunks for 4 in a smaller room, together with kitchen, dining room and large meeting hall
  - > The John Dyer Hut used for Cub Pack holidays with two dormitories, a main hall capable of sleeping up to 30 people, a kitchen and outdoor dining shelter.

A Scout Hut is used for training and large activities run on the site.

In addition, the site has large flat grassy areas for activities and outdoor camping.

- » Camp Kedron – also adjoining Ku-ring-gai National Park, Camp Kedron is a Christian retreat and conference centre open to organisations such as churches, schools and youth and community

groups. The staffed centre offers meals and facilities for school holiday camps where activities include games, craft, indoor and outdoor sports, water sports and concerts

- » Monika's Doggie Rescue Animal Shelter - a registered charity that rescues dogs from council pounds and re-homes them with permanent owners
- » Animal Welfare League NSW (AWL), Ingleside Centre - a registered charity that cares for surrendered, neglected and abandoned animals. It also operates a veterinary hospital and pet boarding facilities at the Ingleside site
- » Beau Jenn Cat Motel – boarding for cats
- » Timbara Valley Riding School and Akhal Teke Horses Australia, Wirreanda Road, Ingleside – offers riding lessons and breeds horses
- » Places of worship:
  - > Baha'i National Centre and Baha'i Temple, Baha'I Temple Way, Ingleside – the Temple site occupies nine hectares at one of the highest points in Ingleside and houses the national administrative offices of the Australian Baha'i Community. The Temple, gardens, bookshop and Visitors' Centre are open to the public.
  - > Jehovah's Witnesses Kingdom Hall – corner Wattle Road and Powderworks Road, Ingleside
  - > Church on the Hill, Powderworks Road, Ingleside – aligned with Narrabeen Baptist Church
  - > First Serbian Orthodox Church St Sava, Wilson Avenue, Ingleside - established in 1949, this was the first Serbian Orthodox parish in Australia and has a church, large hall, parish residence and parking. The church offers tours, scripture and Serbian language classes, folk dancing and a range of catering services. The church hall is available for hire for functions of up to 300 people.
- » Peninsula Senior Citizens' Toy Repair Group, Baha'i Temple Way, Ingleside – this group was formed in 1975 with the intention of bringing together senior citizens in the community to repair damaged toys and donate them to needy families or children's organisations. It receives support from the Kimbriki Resource Recovery Centre (Kimbriki Tip') and media support from the Manly Daily
- » Sydney Conference + Training Centre - is a residential conference venue and training facility on nine acres at Ingleside Road, Ingleside. The Centre has six conference rooms and training rooms of varying sizes, nine break-out rooms, a coffee lounge, restaurant, recreation room, sauna, gymnasium, pool and tennis court and 56 bedrooms in 6 separate single storey buildings.

## 4.2 Facilities near Ingleside

Beyond the precinct boundaries, a range of community facilities serves residents of Pittwater and those in adjoining parts of Warringah Council.

### **Educational facilities – primary and secondary schools**

There are a number of schools that would be accessible to the new population of Ingleside, as shown in the tables below.

Primary schools nearest the precinct include Elanora Heights Public School and Terrey Hills Public School. Enrolment numbers for these and other nearby schools for 2009-2013 are shown in Table 2 below. Enrolments have generally increased over this period. There is some spare capacity at Terrey Hills Public School, but other public primary schools are at or close to capacity.



**Table 2 Primary schools and enrolment history**

Primary School	2009	2010	2011	2012	2013
<b>Government schools</b>					
Terrey Hills Public School	247	244	242	213	224
Elanora Heights Public School	475	493	502	542	547
Mona Vale Public School	831	828	879	883	951
Narrabeen North Public School	411	441	457	497	529
Narrabeen Lakes Public School	289	300	328	335	345
<b>Independent Schools</b>					
Kinma School, Terrey Hills	51	61	58	52	56
Armenian General Benevolent Union (AGBU) Alexander Primary School, Duffys Forest	30	30	30	31	33
Sacred Heart Catholic Primary School, Mona Vale	395	419	424	420	407
St Joseph's Primary School, Narrabeen	146	160	155	167	162

Source: Myschool website [www.myschool.edu.au](http://www.myschool.edu.au)

The nearest government high schools are Pittwater High School at Mona Vale and Narrabeen Sports High School, at North Narrabeen. There is currently significant spare capacity at Narrabeen Sports High School. The closest independent high school is Mater Maria Catholic School at Warriewood.

In addition to the Galstaun College within the precinct, a number of local independent schools offer bi-lingual education, including the Japanese School and German International School at Terrey Hills and the AGBU Alexander Primary bilingual English and Armenian Christian School at Duffys Forest.

**Table 3 Secondary schools and enrolment history**

Secondary School	2009	2010	2011	2012	2013
<b>Government schools</b>					
Narrabeen Sports High School, North Narrabeen	376	373	357	371	392
Pittwater High School, Mona Vale	954	932	919	905	863
Northern Beaches Secondary College, Cromer campus (7-12)	746	791	775	774	740
<b>Independent Schools</b>					
Mater Maria Catholic College 7-12	847	827	836	879	928

Source: Myschools website

**Table 4 Combined primary / high schools and enrolment history**

School	2009	2010	2011	2012	2013
<b>Independent schools</b>	<b>Enrolments</b>				
(Hamazkaine Arshak and Sophie) Galstaun College, Terrey Hills – K-12	243	249	237	231	243
Sydney Japanese School, Terrey Hills (K-9)	163	157	191	180	152
Forestville Montessori School Secondary College (P-9)	123	150	179	183	166
Northern Beaches Christian School, Terrey Hills (K-12)	1114	1173	1221	1268	1267
Pittwater House Girls College (5-12)	N/A	N/A	N/A	570	604
German International School, Terrey Hills (K-12)	204	231	238	219	189

### Childcare facilities

Fourteen child care facilities have been identified within a short distance of Ingleside Precinct (see Table 5). These facilities include long day care and pre-school centres, but not before and after school care operated as part of a school. An analysis of vacancy data was undertaken in April and October 2014 (where data was available) to provide a general overview of whether increased demand associated with the Ingleside development could be partly catered for through existing facilities. In summary, many of these facilities had vacancies across a number of days, some had no vacancies and some do not provide up to date vacancy information. It is envisaged that a proportion of the incoming population would have child care requirements met through existing facilities; however additional facilities will also be required for the new population.

**Table 5 Child Care Facilities**

Facility	Type	Vacancy
Bindook Cottage Terrey Hills	Long day care	Yes (all days)
Booralie Early Learning Centre Terrey Hills	Long day care	Yes (all days)
Goodstart Early Learning Mona Vale	Long day care	Yes (all days)
Jack and Jill Kindergarten Mona Vale	Long day care	Yes (most days depending on age)
Sandcastles Mona Vale	Long day care	N/a
Mona Vale Kindergarten	Long day care	No
Acre Woods Childcare Mona Vale	Long day care	Yes (all days)
Only About Children Mona Vale	Long day care	Yes (all days)
Headstart Early Learning Centre Warriewood	Long day care	Yes (all days)

Facility	Type	Vacancy
Only About Children Warriewood	Long day care	No
Warriewood Child Care	Long day care	Yes (most days depending on age)
Bardo Road Kindergarten	Long day care	No
Newport Kindergarten	Long day care	Yes (Monday, Thursday, Friday)
KU Newport Pre-school	Pre-school	N/A

Source: [www.mychild.gov.au](http://www.mychild.gov.au)

## Community centres, libraries and cultural facilities

Community facilities in areas near Ingleside include:

### Pittwater LGA

- » Elanora Heights Community Centre – The facility is suitable for functions, classes, meetings and small exhibitions. The Centre is very small, at only 126 sqm, and has a maximum capacity of 110 people. The centre is used through the day as a pre-school, and so only has capacity for community use at evenings and weekends.
- » Nelson Heather Centre, Warriewood – The Centre has two halls and a meeting room and is suitable for functions, classes, meetings, workshops and exhibitions.
- » Mona Vale Library – This is the central library for Pittwater LGA. The library provides a place to read, study, discover local history and community information, and to improve literacy and computer skills. Additional services include a Home Library Service for housebound members, weekly preschool story-time in school terms, children’s holiday activities and a regular author talks program
- » Mona Vale Memorial Hall – The Hall is located adjacent to the Mona Vale Library and consists of a main hall and meeting room. With a larger size of 289 sqm, the facility has a maximum capacity of 250 people.
- » Kitchener Park Sports Centre – The Centre is located in Kitchener Park, Mona Vale and provides a hall suitable for functions, classes, meetings, workshops and small exhibitions. The facility is compact with a size of 66sqm and maximum capacity of 80 people.
- » Ted Blackwood Narrabeen Youth and Community Centre – Located in close proximity to Warriewood Shopping Centre, this facility offers a main hall and an upstairs meeting room. The facility is large at 312 sqm and caters for a maximum capacity of 280 people.
- » Pittwater Council also has plans to provide a new community centre to service the Warriewood Valley development.

### Warringah LGA

- » Terrey Hills Community Centre – The facility comprises two buildings, which include the Community Centre and the Seniors’ and Youth Centre. The Community Centre has a large hall (with adjoining stage and meeting room), while the Seniors’ and Youth Centre is used by Northern Beaches Radio and is not available for hire by the public. The Community Centre facility has a maximum capacity of 150 people.

- » Terrey Hills Library – The Library provides a diversity of hard copy and digital resources as well as access to a range of digital equipment (i.e. internet, photocopying and fax facilities).
- » Collaroy Plateau Youth and Community Centre – The Centre has one large space suitable for a range of different events, including exercise classes, group meetings, dance classes, playgroups and children’s parties. The facility has a maximum capacity of 200 people.
- » Collaroy Swim Club Community Centre – The Centre offers a medium hall overlooking Collaroy Beach which is well suited to small and medium sized meetings, health and leisure facilities and small local functions. The Hall has a maximum capacity of 50 people.
- » Cromer Community Centre – The Cromer Community Centre is a large multi-purpose centre with sports hall, lounge and loft area and art space. The Centre is suitable for playgroups and social functions. The craft room has a maximum capacity of 30 people, while the main hall and lounge/loft area have a maximum capacity of 600 people and 80 people respectively.
- » Oxford Falls Peace Park – This facility is the site of a once historic one-room school. It provides a small hall is suited to weddings, christenings, small workshops or meetings. Maximum capacity of the hall is 50 people.

### Emergency Services

The nearest Police Station is on Pittwater Road, Mona Vale, approximately 6kms from Ingleside. Other police stations are located at Frenchs Forest and Dee Why.

In addition to those within the Precinct, several Rural Fire Service depots are situated within approximately 5km of the precinct, at Terrey Hills, Duffy’s Forest, Belrose and Beacon Hill.

Ambulance stations are located at Narrabeen, St Ives and Belrose.

The nearest Fire and Rescue service is located at Mona Vale.

### Health and medical services

Several GP medical centres are located at Terrey Hills, Mona Vale and Elanora Heights. These facilities and specialist clinics and diagnostic services in Mona Vale and Warriewood provide a wide range of services that will be available for new residents of Ingleside.

The nearest hospital to Ingleside is the Mona Vale Hospital at Mona Vale, approximately 6 km from Ingleside. Mona Vale Hospital and Community Health Service, together with Manly Hospital, forms the Northern Beaches Health Service.

Health services across the northern beaches are being restructured as part of a broader health service redesign. As part of this, the role of Mona Vale Hospital will change to provide a range of sub-acute, community health and primary care services that complement the acute care to be delivered at the new Northern Beaches Hospital. The Mona Vale Hospital will host a new 26-bed sub-acute rehabilitation facility, expanded palliative care and other health services.

The new Northern Beaches Hospital will become the major regional hospital serving the northern beaches communities, including the Ingleside Precinct. Construction has begun on a 6.5 hectare site at Frenchs Forest, bounded by Warringah Road and the Wakehurst Parkway. When the hospital opens in 2018, it will have capacity for 423 beds and will deliver surgical, paediatric, obstetric, emergency and inpatient mental health services. Development of the hospital precinct will involve significant road works and is likely to attract new housing, shops and other new local facilities to adjacent areas.

Private hospitals and clinics serving the northern beaches include Pittwater Day Surgery, at Mona Vale, which provides Ear, Nose and Throat (ENT), reconstructive plastic surgery, cosmetic surgery, eye surgery and dental surgery. Delmar House, at North Curl Curl, is the nearest private hospital.

Other private hospitals serving the area are located at Curl Curl, Manly, Killara, Macquarie University, St Leonards and North Turramurra.

Ingleside, and Pittwater LGA as a whole, are served by community health services located in Mona Vale. The Mona Vale Community Health Centre is aligned with Mona Vale Hospital and offers a wide range of services including adult and child occupational therapy, child speech pathology, child and adolescent mental health, drug and alcohol service, health lifestyle programs, rehabilitation programs, diabetes, adult dental, acute and post-acute care, aged care services, community nursing, continence service, palliative day care, dietetics, physiotherapy and podiatry.

A separate clinic at Park Street, Mona Vale offers carer support and dementia advice. Another clinic at Pittwater offers needle and syringe program and sexual health services.

The NSW Government has announced plans for a new \$30 million community health centre to be constructed at Mona Vale Hospital as part of a major upgrade of community health facilities for the region. The three-storey development, planned for the eastern side of Mona Vale Hospital's campus, will accommodate a range of new and existing health services and is expected to be completed in 2015. Services will complement those to be offered at Mona Vale Hospital, and will help improve the continuity of care on the Northern Beaches.

An Early Childhood Health Centre (EHC) at Mona Vale offers support and information on parenting issues for children 0-5 years through individual clinic appointments, group programmes and information sessions. Other EHCs are available at St Ives, Frenchs Forest and Narrabeen.

### **Tertiary Education**

TAFE colleges are located at Brookvale, Crows Nest, St Leonards, Ryde and Hornsby. The Northern Beaches Campus of the Northern Sydney Institute (NSI) of TAFE at Brookvale offers courses in automotive mechanics, business, building, community services and welfare, digital media, event management, fitness, hair and beauty, HSC, general education, marketing, maritime, office administration, technology, tourism and hospitality, visual arts and ceramics and welding. In addition, NSI offers a number of educational options and pathways to degrees through partnerships with a range of universities.

The nearest Universities are Macquarie University, approximately 20kms to the south-west and Sydney University and University of Technology, Sydney, in the CBD.

### **Aged care services**

There are several residential aged care facilities near Ingleside, including Opal Seaside at Warriewood, Anglican Retirement Village's Warriewood Brook in Warriewood, Aveo Minkara Resort Retirement Village at Bayview, Bayview Gardens Nursing Home, Bayview and Terrey Hills Nursing Home. These facilities offer services from independent living units to high care and secure dementia places.

Aged care information is available to Pittwater residents through Council's Home and Community Care (HACC) program. Community Care Northern Beaches offers an advisory service for local residents and their carers to access appropriate services. Community transport is also available, together with shopping and home library services.

### **Youth services**

Council's recently created Youth and Families Team is starting to address the lack of activities and services for young people within the Pittwater LGA. Local community centres offer spaces for some activities and gatherings and some churches also organise youth activities. The Northern Beaches Adolescent Service offers counselling and support services through the community health centre in Mona Vale. Young people in Pittwater also make use of the large number of sporting and recreation facilities, active and passive open space, waterways and beaches across the LGA.

A number of support services for young people are provided jointly for Pittwater, Manly and Warringah and are located in Dee Why, Brookvale or Manly. These include services provided by Lifeline, St Vincent de Paul, Centacare and Mission Australia. Warringah also has a youth activity centre and youth support service at Frenchs Forest.

### **Family services**

Family support and welfare services are offered through the Community Health Centres at Mona Vale, as well as through:

- » Be Centre, Warriewood – Supports children and families whose lives have been affected by trauma such as domestic violence, divorce and separation, bereavement, parental drug and alcohol or mental health issues, bullying, anxiety or illness
- » Community Builders Pittwater / Relationships Australia, North Narrabeen - Provides community information and connections to local services and groups. Programs include parenting courses, social support groups including walking groups for women, intergenerational programs connecting seniors with families, youth programs and community events.

Individual and relationship counselling is also available through private practices in the area. Centrelink offices are located in Brookvale.

### **Disability support services**

Some disability support services are funded through the HACC program, including advisory services, carer respite and activities. Community Care Northern Beaches receives funding including for delivery of programs and activities for people with disabilities and their carers. Services are also provided by Northern Beaches Interchange.

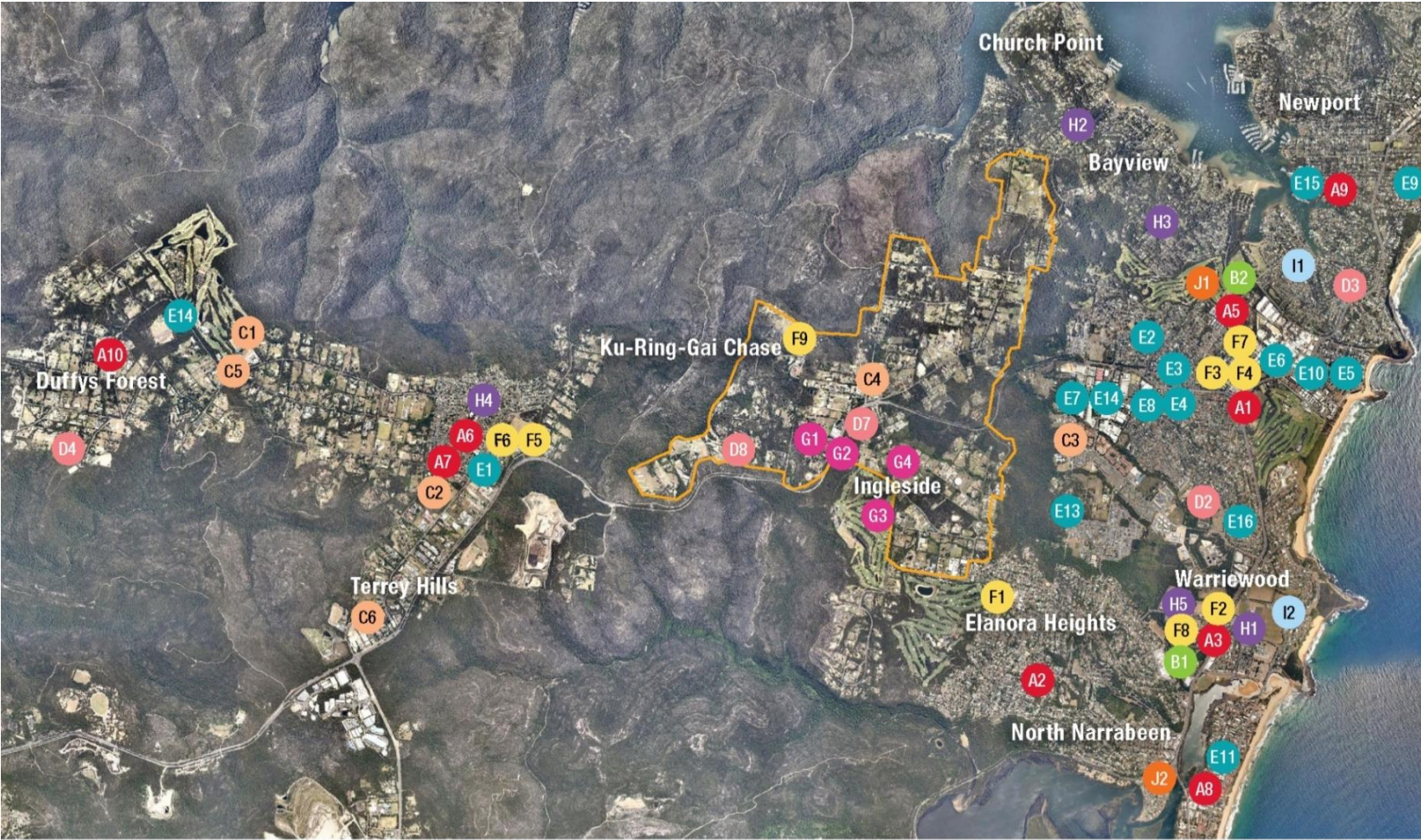
### **Summary of existing capacity**

In summary, while Ingleside precinct itself contains few local community facilities and services that could be used by the incoming population, there are a large number of facilities and services available in the wider district and region.

However, the existing local level services and facilities near Ingleside are not likely to be adequate to absorb the considerable increase in demand likely to be generated by the future population. As a result, a range of new local neighbourhood facilities and services will be required within the precinct. In addition, the new population of Ingleside will contribute to demand for the many district and regional facilities and services located outside the precinct boundaries.

Requirements for new facilities and services are considered in Section 6.

Figure 4 Social infrastructure near Ingleside



### PRIMARY SCHOOLS

- A1 Mona Vale Primary School
- A2 Elanora Heights Primary School
- A3 Narrabeen North Primary School
- A4 Narrabeen Lakes Public School
- A5 Sacred Heart Catholic Primary School
- A6 Terrey Hills Public School
- A7 Kinma Primary School
- A8 St Joseph's Catholic Primary School
- A9 Newport Public School
- A10 AGBU Alexander Primary School, Duffys Forest

### HIGH SCHOOLS – GOVERNMENT

- B1 Narrabeen Sports High School
- B2 Pittwater High School

### HIGH SCHOOLS – NON GOVERNMENT

- C1 Northern Beaches Christian School
- C2 German International School (K-12)
- C3 Mater Maria Catholic College
- C4 Hamazkaine Arshak and Sophie Galstaun College
- C5 Sydney Japanese School (K-9)
- C6 Forestville Montessori School Secondary Campus at Terrey Hills (P-9)

### EMERGENCY SERVICES

- D1 Collaroy Police Station
- D2 Mona Vale Police Station
- D3 Terrey Hills Rural Fire Brigade
- D4 Duffy's Forest Rural Fire Brigade
- D5 Belrose Rural Fire Brigade
- D6 Beacon Hill Rural Fire Brigade
- D7 Ingleside Rural Fire Brigade
- D8 Tumbledown Dick, RFS

### CHILDCARE FACILITIES

- E1 Bindook Cottage
- E2 Little Bear's Day Care
- E3 Good Start Early Learning Mona Vale
- E4 Sandcastles
- E5 Mona Vale Kindergarten
- E6 Acre Woods Child Care Mona Vale
- E7 Headstart Early Learning Centre Warriewood
- E8 Vineyard Childcare Centre
- E9 KU Newport Pre-School
- E10 Universal Childcare Mona Vale
- E11 Our Little Friends Kindergarten
- E12 The Joy of English Childcare
- E13 Warriewood Childcare
- E14 Warriewood Childcare
- E15 Newport Kindergarten
- E16 Universal Childcare Warriewood

### COMMUNITY FACILITIES

- F1 Elanora Heights Community Centre
- F2 Nelson Heather Centre
- F3 Mona Vale Memorial Hall
- F4 Mona Vale Library
- F5 Terrey Hills Community, Seniors and Youth Centre
- F6 Terrey Hills Library
- F7 Kitchener Park Sports Centre
- F8 Ted Blackwood Narrabeen Youth and Community Centre
- F9 Ingleside Scout Camp

### PLACES OF WORSHIP

- G1 Baha'i National Spiritual Assembly
- G2 Church on the Hill
- G3 Serbian Orthodox Church
- G4 Jehovah's Witness Kingdom Hall

### RESIDENTIAL AGED CARE

- H1 Opal Seaside
- H2 Aveo Minkara Resort retirement village
- H3 Bayview Gardens Nursing Home
- H4 Terrey Hills Nursing Home
- H5 ARV Warriewood Brook

### DISABILITY SUPPORT SERVICES

- I1 Community Care Northern Beaches
- I2 Northern Beaches Interchange

### FAMILY SERVICES

- J1 Be Centre
- J2 Community Builders Pittwater – Relationships Australia



## 4.3 Open space and recreation facilities

Pittwater and Warringah Councils both contain significant bushland and coastal environments, valued for their ecological significance and the role they play in providing open space and recreational areas to create socially sustainable communities. In addition there are many public and privately owned and operated sporting and recreational facilities that would be easily accessible to residents of the precinct.

Ingleside precinct currently contains several small areas of open space, including a part of the (privately owned) Monash Country Club and Ingleside Chase Reserve, off Ingleside Road.

The precinct is surrounded by large areas of open space and reserves within Ku-ring-gai Chase National Park, Garigal National Park, Ingleside Chase Reserve and Katandra Bushland Sanctuary. McCarrs Creek Reserve and Minkara Reserve are smaller areas of open space near the precinct's northern boundary. Two large privately owned golf clubs, Monash Country Club and Elanora Country Club border southern parts of the precinct.

Table 6 summarises the main open space and recreation facilities that would be accessible to new residents of the Ingleside precinct. Key facilities are illustrated in Figure 5.

**Table 6 Parks, reserves and open space near Ingleside**

Facility	Key functions (quantity)
<b>Public outdoor recreation facilities</b>	
Warriewood / North Narrabeen / Narrabeen locality	
North Narrabeen Reserve (incorporates Pittwater Rugby Park)	<ul style="list-style-type: none"> <li>» Sporting fields (6)</li> <li>» Grandstand (1)</li> <li>» Change room amenities (2)</li> </ul>
North Narrabeen Synthetic Sports Field and Turfed Field (located within Narrabeen Sports High School)	<ul style="list-style-type: none"> <li>» Synthetic AFL field (1)</li> <li>» Sportsfield (1)</li> </ul>
Lakeside Park, North Narrabeen	<ul style="list-style-type: none"> <li>» Cricket pitch (1)</li> <li>» Sportsfield (1)</li> </ul>
Berry Reserve Basketball Courts, Narrabeen	<ul style="list-style-type: none"> <li>» Basketball court (1)</li> <li>» Half court (1)</li> </ul>
Boondah Reserve, Warriewood	<ul style="list-style-type: none"> <li>» Sportsfields: (2 fullsize, 1 ¾ size, 4 mini fields )</li> </ul>
Warriewood Sportsground	<ul style="list-style-type: none"> <li>» Sportsfields: (2 fullsize, 1 ¾ size)</li> <li>» Cricket pitch (1)</li> </ul>
Mona Vale / Newport / Bayview locality	
Kitchener Park, Mona Vale	<ul style="list-style-type: none"> <li>» Sportsfields: (2 fullsize, 4 mini fields, 2 cricket pitches)</li> </ul>
Bayview Park	<ul style="list-style-type: none"> <li>» Off leash dog park</li> <li>»</li> </ul>

Facility	Key functions (quantity)
Newport Oval	<ul style="list-style-type: none"> <li>» Sports field (1)</li> <li>» Cricket pitch (1)</li> </ul>
Newport Beach Reserve	<ul style="list-style-type: none"> <li>» Enclosed playground</li> <li>» BBQs and amenities</li> <li>» Netball court (1)</li> </ul>
Porters Reserve, Newport	<ul style="list-style-type: none"> <li>» Sports field (1)</li> </ul>
Mona Vale Golf Club	<ul style="list-style-type: none"> <li>» 18 hole golf course</li> <li>» Restaurant, bar and function facilities</li> </ul>
<b>Terrey Hills locality</b>	
Terrey Hills Playing Fields	<ul style="list-style-type: none"> <li>» Playing fields (2)</li> <li>» Tennis courts (5)</li> <li>» Basketball court</li> <li>» Cricket nets</li> </ul>
JJ Melbourne Hills Memorial Reserve	<ul style="list-style-type: none"> <li>» Pony club</li> <li>» Mustangs Manly Warringah BMX track</li> <li>» Field Artillery Range</li> <li>» Picnic area</li> </ul>
NSW Gun Club, Duffys Forest	<ul style="list-style-type: none"> <li>» Services and facilities for professional shooting and clay target shooting, including licencing</li> </ul>
<b>Private outdoor recreation facilities</b>	
<b>Ingleside / Elanora Heights</b>	
Monash Country Club, Ingleside	<ul style="list-style-type: none"> <li>» 18 hole golf course</li> <li>» Function facilities</li> </ul>
Elanora Country Club, Elanora Heights	<ul style="list-style-type: none"> <li>» 18 hole golf course</li> <li>» Function facilities</li> <li>» Accommodation</li> <li>» Elanora Tennis Courts (2)</li> </ul>
<b>Mona Vale / Newport / Bayview locality</b>	
Mona Vale Bowling Club	<ul style="list-style-type: none"> <li>» Bowling facilities</li> <li>» Function facilities</li> </ul>
Bayview Golf Club	<ul style="list-style-type: none"> <li>» 18 hole golf course</li> <li>» Restaurant, bar and function facilities</li> </ul>
<b>Terrey Hills locality</b>	
Terrey Hills Golf and Country Club	<ul style="list-style-type: none"> <li>» 18 hole golf course</li> </ul>

Facility	Key functions (quantity)
	» Restaurant, bar and function facilities
Belrose Bowling Club	» Bowling facilities » Restaurant, bar and function facilities
Royal Motor Yacht Club Broken Bay	» Boating facilities (marina facilities with a large diversity of associated accessories) » Restaurant, conference and function facilities
<b>Indoor leisure and recreation facilities</b>	
Warriewood / North Narrabeen / Narrabeen locality	
North Narrabeen Community and Tennis Centre	» Synthetic grass tennis court (2)
Pittwater Sports Centre	» Facilities which cater for fitness classes, yoga classes, aerobics classes, martial arts classes, massage, weights centre, circuit training, anti and post natal exercises classes and personal training programs
Sydney Academy of Sport and Recreation, North Narrabeen	» 400 metre Olympic standard athletics track » 25 metre, six-lane heated indoor pool with recovery centre » Multi-purpose indoor sports gymnasium » Aquatic centre - for sailing, canoeing and kayaking; five multi-purpose ovals (three with lighting) » Flexipave netball courts » Cricket nets with synthetic pitches » Weights room - developed specifically for elite sports strength and conditioning » Tennis courts (6) » Fitness and jogging tracks
Northern Beaches Indoor Sports Centre, Warriewood	» Basketball / netball courts (4) » Volleyball courts (5)
Pittwater Uniting Church Sports and Recreation Centre, Warriewood	» Indoor soccer competitions and coaching » Tennis club and coaching » Table tennis » School holiday camps

Source: Pittwater Public Space and Recreation Strategy 2014

Pittwater Council's *Public Space and Recreation Strategy 2014* notes that:

*"open space provision, comprising passive and active open space, at the local government area level is based on 2.83 hectares per 1,000 population. With an LGA population of approximately 61,201 residents, Pittwater requires a minimum of 173.91 hectares of open space. Considering Pittwater contains approximately 822.55 hectares of open space, the LGA*

*appears to be well serviced numerically with open space. However the standard approach does not consider land capability or pressures from tourism.... Although Pittwater appears to be well supplied with open space, collectively the open space network does not completely meet the needs of the community due to a shortage of large flat areas for active recreation. This is most evident in the undersupply of sportsfields. Given the deficiencies in the quantum of active recreation areas and the current demands for these areas, it is imperative that the planning of Pittwater's release areas identify and set aside suitable land for open space, particularly active recreation areas/ sportsfields, given the topographic and environmental conditions prevalent in the Pittwater LGA and the actual quantum of land required for these facilities" (pp. 43-44).*

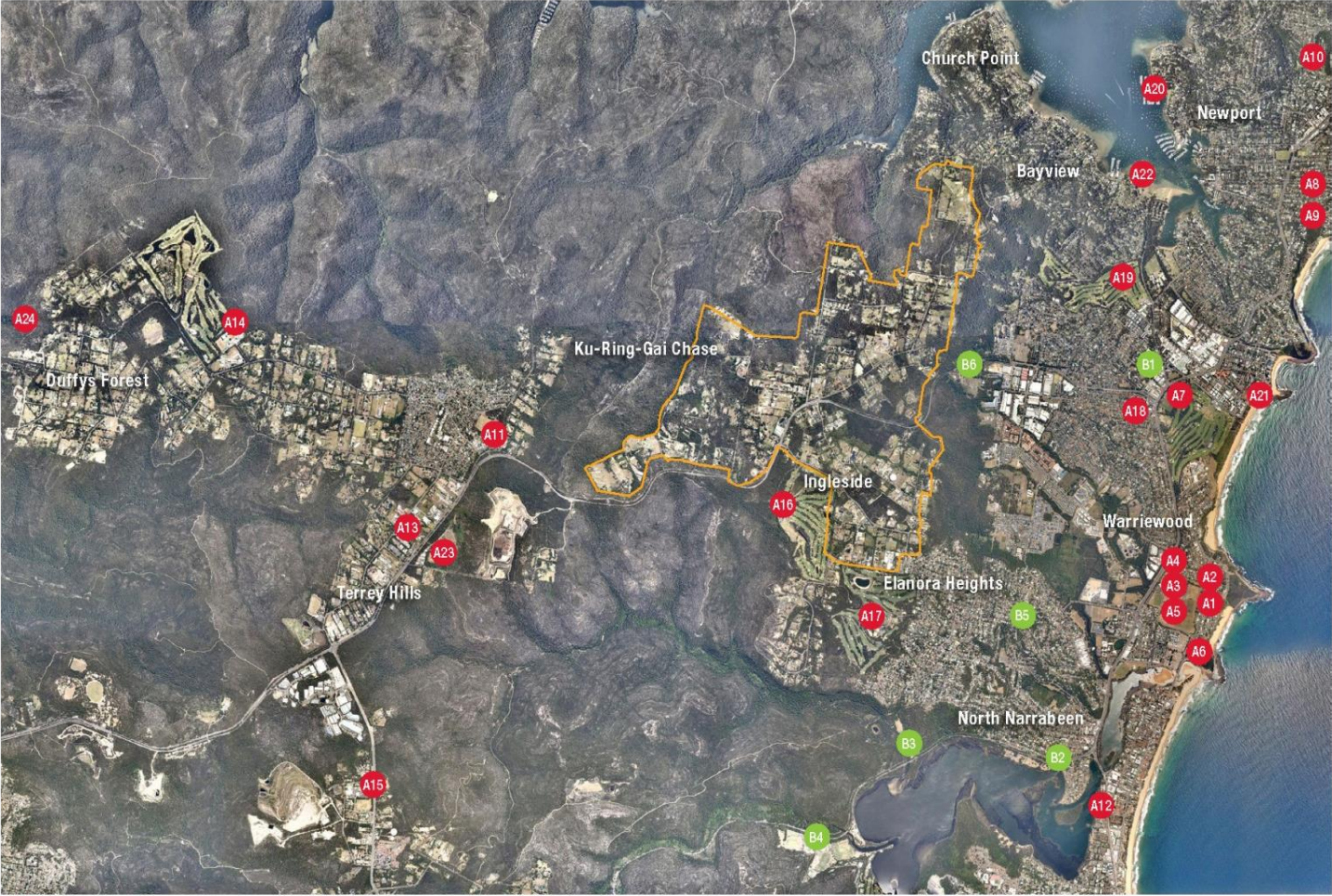
Walking has been identified as the most popular recreational activity in Pittwater and tracks for walking and cycling have been identified as top priorities by the Pittwater community.

### **Summary of existing capacity**

While Ingleside is currently a bushland environment surrounded by national parks, reserves and public and private sporting and recreational facilities, its largely undeveloped character has meant there are few facilities within the precinct that have been developed or embellished for formal active or passive recreational uses. In particular, there are no local sporting fields or parks suitable to meet the needs generated by an increase in the local population. As a result, new local parks and local sports facilities will be required within the precinct as the population grows.

A large number of district and regional level open spaces, reserves and recreational facilities will be available for new residents of Ingleside, although these are already heavily used by northern beaches residents and would face additional pressure to absorb the demand of new residents at Ingleside. New sporting facilities would therefore be required to support the needs of this new precinct.

**Figure 5 Open space and recreation and sport facilities near Ingleside**



**OUTDOOR RECREATION**

- A1 Pittwater Rugby Park
- A2 North Narrabeen Reserve
- A3 North Narrabeen Synthetic Sports Field & Turfed Field
- A4 Boondah Reserve
- A5 Warriewood Sportsground
- A6 Lakeside Park North Narrabeen
- A7 Kitchener Park Mona Vale
- A8 Newport Oval
- A9 Newport Beach reserve
- A10 Porters Reserve Newport
- A11 Terrey Hills Playing Fields
- A12 Berry Reserve Basketball Courts
- A13 Terrey Hills Oval (including basketball courts)
- A14 Terrey Hills Golf and Country Club
- A15 Wakehurst Rugby Park
- A16 Monash Country Club
- A17 Elanora Country Club
- A18 Mona Vale Bowling Club
- A19 Bayview Golf Club
- A20 Royal Motor Yacht Club, Broken Bay
- A21 Mona Vale Golf Club
- A22 Bayview Park
- A23 J.J. Melbourne Hills Memorial Park
- A24 Waratah Park Earth Sanctuary, Duffy Park

**OTHER LEISURE FACILITIES**

- B1 Kitchener Park Sports Centre
- B2 North Narrabeen Community and Tennis Centre
- B3 Pittwater Sports Centre
- B4 Sydney Academy of Sport and Recreation
- B5 Northern Beaches Indoor Sports Centre
- B6 Pittwater Uniting Church Sports and Recreation

# 5 Population forecasts

This chapter considers the future population of the Ingleside Precinct, in terms of its size, rate of growth and broad demographic characteristics.

## 5.1 The development scenario

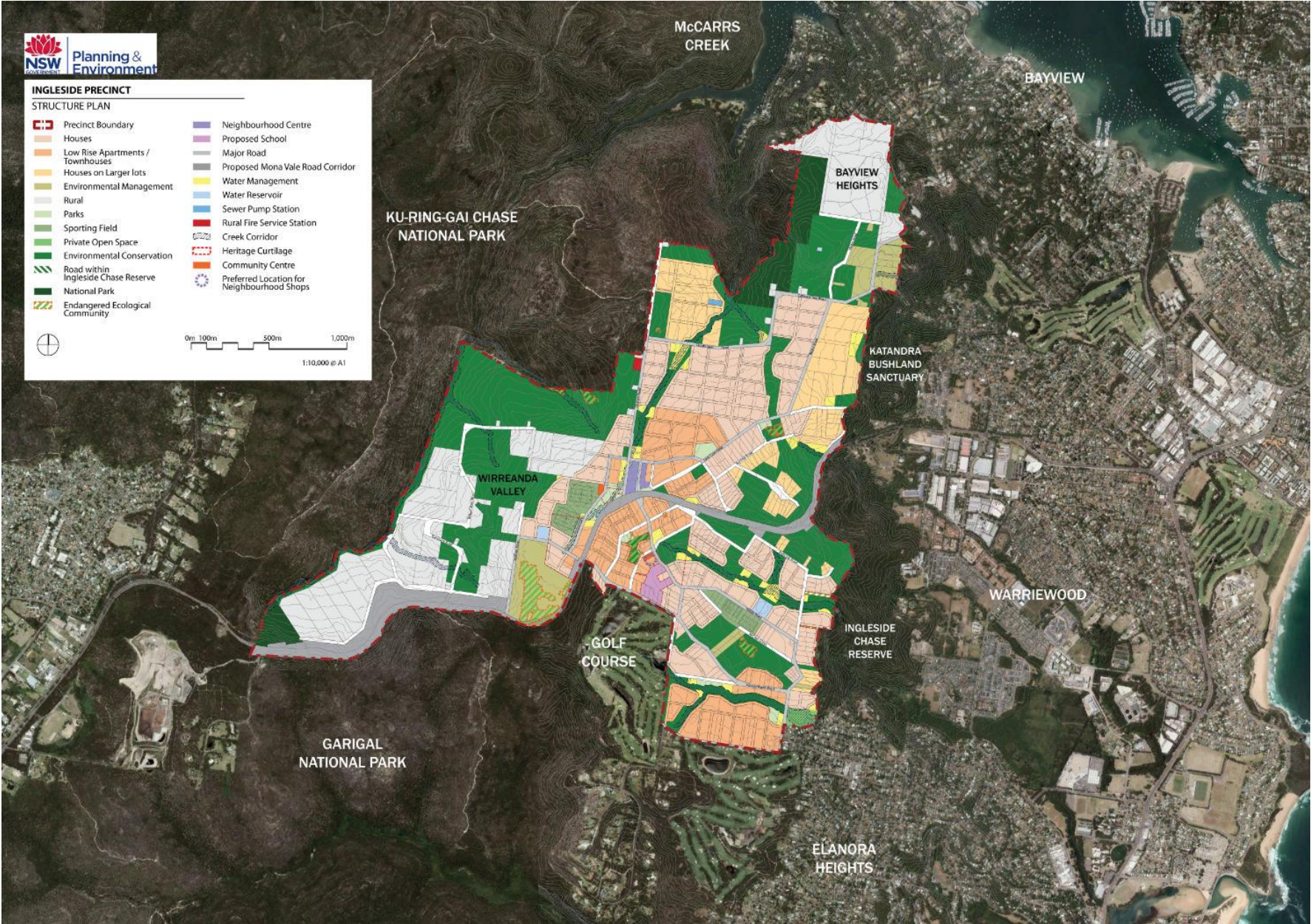
The draft Structure Plan for Ingleside Precinct (Department of Planning & Environment, dated 3 May 2016) is presented in Figure 6.

Key features include:

- » A precinct broadly divided by Mona Vale Road into two sub-precincts:
  - > Ingleside North Sub-precinct, to the north of Mona Vale Road, which will contain retained areas of national park / proposed lands for conservation/environmental management, rural lots, a predominance of low density housing, medium density dwellings near a proposed neighbourhood retail centre, community centre and the site for two sets of playing fields
  - > Ingleside South Sub-precinct, to the south of Mona Vale Road, which will contain areas of environmental conservation, vegetation corridors, sporting fields, low and medium density housing, neighbourhood retail centre adjacent to a primary school and a second community centre.
- » Mona Vale Road bisects the precinct, providing a physical barrier between the two population centres of Ingleside North and Ingleside South
- » Medium density areas in both Sub-precincts are situated near shopping villages / neighbourhood shops and Mona Vale Road. Another concentration of medium density housing in the southern part of the Ingleside South Sub-precinct would become a north-western extension of Elanora Heights
- » The Precinct's neighbourhood retail centre would be centrally located near the intersection of Mona Vale and Lane Cove Roads, but residents accessing these facilities from Ingleside South will need to cross the busy arterial road
- » A new primary school site is proposed in Ingleside South
- » Three new double playing fields are proposed to deliver active sporting facilities to residents – two double playing fields would be located near the community centre to the north of Mona Vale Road and a third facility is proposed for level land between Wattle Road and McLean Street in Ingleside South.

Analysis of the potential development yield and preparation of the draft Structure Plan have considered the factors likely to influence the future demand and supply of different dwelling types within the Ingleside precinct. The proposed mix of lot sizes results in a forecast yield of 3,375 dwellings, as shown in Table 7.

Figure 6 Draft Structure Plan (May 2016)



**Table 7 Proposed dwelling mix and forecast dwelling yields**

Dwelling type	No. dwellings	Percent of all dwellings
<b>Ingleside North Sub Precinct</b>		
Large lot residential	239	7.1
Low density	931	27.6
Medium density	548	16.2
Mixed use	36	1.1
<i>Sub-total</i>	<i>1,754</i>	<i>52.0</i>
<b>Ingleside South Sub Precinct</b>		
Large lot residential	13	0.4
Low density	582	17.2
Medium density	1,026	30.4
<i>Sub-total</i>	<i>1,621</i>	<i>48.0</i>
<b>Total Ingleside</b>		
Large lot residential	252	7.5
Low density	1,513	44.8
Medium density	1,574	46.6
Mixed use	36	1.1
<b>Total</b>	<b>3,375</b>	<b>100.0</b>

Source: Cox Richardson, Ingleside draft Structure Plan Areas and Yields

Table 7 shows that around 45% of dwellings planned for this precinct will be low density detached houses and 48% would be medium density / mixed use dwellings.

As noted above, the draft Structure Plan shows the medium density dwellings would be clustered in two locations:

- » Near the centre of the precinct, where the two Sub-precincts meet at the intersection of Mona Vale and Lane Cove Roads, near the planned village centre
- » At the southern extremity of the Ingleside South Sub-precinct where it adjoins the suburb of Elanora Heights.

Large lot dwellings will remain along the boundaries of the National Park and near some of the creeklines and vegetated drainage corridors.

The approximate breakdown in dwelling locations between the two precincts is as follows:

- » 1,754 dwellings (52%) in Ingleside North Sub precinct, north of Mona Vale Road
- » 1,621 dwellings (48%) in Ingleside South Sub-precinct, south of Mona Vale Road.



## 5.2 Projected population

In Table 8, the average numbers of residents per household for different dwelling types from the 2011 Census for Pittwater LGA has been applied to estimate the future population of this precinct.

**Table 8 Proposed dwelling mix and forecast dwelling yields**

Dwelling type	No. dwellings	Av. household size (persons)	Population number
<b>Ingleside North Sub Precinct</b>			
Large lot residential	239	2.9	693
Low density	931	2.9	2,700
Medium density	548	2.4	1,315
Mixed use	36	2.4	86
<i>Sub-total</i>	1,754	2.7	4,795
<b>Ingleside South Sub Precinct</b>			
Large lot residential	13	2.9	38
Low density	582	2.9	1,688
Medium density	1,026	2.4	2,462
<i>Sub-total</i>	1,621	2.6	4,188
<b>Total Precinct</b>			
Large lot residential	252	2.9	731
Low density	1,513	2.9	4,388
Medium density	1,574	2.4	3,778
Mixed use	36	2.4	86
<b>Total</b>	<b>3,375</b>	<b>2.7</b>	<b>8,983</b>

Source: Cox Richardson, Ingleside Draft Structure Plan Areas and Yields

This results in an estimated total population for the Ingleside precinct of around 9,000 additional residents, of which around 5,000 would live north of Mona Vale Road and another 4,000 would live to the south of Mona Vale Road. Across the development, the average household size would be 2.7 people, based on the proposed mix of low and medium density dwellings.

## 5.3 Age and household characteristics

Forecasting age or household characteristics of a future population requires consideration of factors such as dwelling size and mix, market price and segment, experience in similar nearby areas and the influence of other factors particular to the site.

The analysts Profile .id note that an understanding of where an area's current residents have moved from is useful in predicting future mobility patterns and demographic change. A large proportion of residents moving into Pittwater LGA in recent years has come from nearby LGAs, particularly Warringah, Manly and Kuring-gai. In

addition, the recent growth of Warriewood Valley provides an indication of the characteristics of people who are likely to move into the Ingleside precinct, given relatively similar dwelling characteristics.

Evidence of the demographic characteristics of residents living in the Warriewood Valley, presented in Section 3, highlights the significant representation of young families, including young couples with or without children who make up two thirds of the population. Single parent families make up another 11% of households.

Residents of Ingleside precinct are expected to share characteristics of populations of nearby land releases, including those of the Warriewood Valley population. Characteristics of those moving into Ingleside are expected to include:

- » Households will usually move into the area from within a 5-10 km radius
- » There is likely to be a general predominance of young families with young children and couples who have not yet started a family
- » Most adults will be in the 25-49 years age cohorts
- » A proportion of first home buyers, but more likely a predominance of second or third homebuyers, depending on dwelling size and prices
- » There will be a small but significant number of single person households
- » Empty nesters seeking to downsize from larger homes in the Pittwater and Warringah areas to smaller and more manageable dwellings (that are not apartments)
- » Some older people wanting to live close to their children and grandchildren
- » Larger numbers of home owners
- » Increasing family sizes over time, as couples have children.

Other projected population characteristics are expected to be as follows:

- » Predominantly middle and higher income households. A large proportion of household income is likely to be devoted to housing cost however, which may restrict the spending of residents on non-essentials and services
- » High levels of workforce participation, with two working parents in many families, and consequently high levels of commuting and a need for child care
- » High levels of car ownership
- » High levels of mortgaged home ownership. However, depending on general economic and investment conditions, up to 20% of the dwelling stock is likely to be privately rented, with a higher figure for medium density homes
- » Increasing cultural diversity. Pittwater LGA currently has a relatively low proportion of people born overseas or speaking languages other than English compared with Sydney overall. The proportion of residents from other cultures in Ingleside is therefore likely to increase in time to more closely resemble the ethnic diversity of northern Sydney, although migrants from other English speaking countries may continue to be the most common background.

The Pittwater Local Planning Strategy has identified housing affordability and the need to make provision for key worker housing as significant issues for the LGA. As part of the planning for the Ingleside Precinct, Council engaged the firm HillPDA to provide advice on how key worker housing might be incorporated into the Precinct. This is in response to concern that housing in the LGA is becoming unaffordable for key workers that are essential to the function and operation of an area, such as nurses, fire-fighters, police, childcare workers and aged care workers. The extent to which the Precinct will accommodate significant numbers of such workers will be influenced by the implementation of the measures recommended to Council in the Hill PDA study.

Council has also identified a need for appropriate housing for young people with disabilities living on the Northern Beaches. It has been beyond the scope of the Precinct Plan, with its focus on rezoning the study area, to develop particular strategies for the provision of housing for people with a disability.

In addition, a number of other demographic trends in the wider population will have an impact on future demography of the area. These include trends such as:

- » Smaller households and declining occupancy rates
- » Increasing numbers of people choosing not to have children
- » The later age at which people have children
- » Increasing numbers of people choosing to live alone
- » Higher incidence of relationship breakdown and family re-formation with blended families
- » The ageing of the population, increasing life expectancy and growing numbers of people in the oldest age cohorts
- » Changing lifestyle trends, including increasing numbers of people working from home and the extent to which housing forms will attract particular lifestyle groups.

As land release areas develop over time, the peaks in the age distribution associated with a predominance of young families tend to reduce and the population will become more diverse in terms of age and household type. The proportion of the population who are young children and young adults will decline as the population ages and the proportion of older children with older parents grows. The proportion of the population aged 55+ will also increase considerably as the area matures and older people are attracted to the area to be near family, or to downsize to a smaller home.

In this way, the population profile is likely to come to more closely approximate that of an established area with a variety of age and household characteristics, rather than a traditional new release area with particular age concentrations.

# 6 Community facility requirements

This chapter considers the community facilities and human services that will be required to meet the needs of the future Ingleside population, estimated to reach around 9,000 people over the next 10-15 years. Open space, sporting and recreation facilities are considered in the following chapter.

## 6.1 Approach to planning social infrastructure

In social infrastructure planning, community facilities and services are commonly considered at three levels:

- » Local neighbourhood level services and facilities - generally provided for a population of about 5,000–15,000 people to meet everyday needs, and including community centres, childcare centres, primary school, local park and doctor's surgery
- » District level services and facilities - more specialised services which operate on a broader district catchment of about 15,000 – 50,000 people, and including libraries, sporting facilities, high school, community health centre, family support services, emergency services
- » Sub-regional and regional level services - Major facilities for a population of over about 100,000 people, and including hospitals, tertiary education, major cultural facilities.

Social infrastructure is provided by a wide variety of agencies, including all levels of government, non-government organisations and the private sector. At this Precinct Planning phase, the strategy for social infrastructure provision needs to focus on the facilities which may have significant land requirements, to ensure that sufficient land is identified in appropriate locations to meet future need. This focuses particularly on facilities and services provided by local government and State Government agencies (such as schools). Services provided by the Commonwealth Government (eg employment services, some family services, veterans' services,) have land requirements that are likely to be relatively modest, and most likely will use available commercial office space within designated centres. Such sites can be identified in subsequent detailed levels of planning.

Sites for facilities provided by the non-government and private sectors are usually acquired through the private market and will need to be considered at a later stage of development as demand is established. At the same time, it is recognised that some types of private / non-government facilities may have significant land requirements. These include private schools, private hospitals and medical services, churches, private childcare services, commercial gym and fitness facilities, residential aged care facilities and entertainment facilities such as cinemas, hotels and restaurants. The Precinct Plan will need to allow sufficient scope and flexibility to accommodate such uses as demand emerges.

Overall, a forecast of population of around 9,000 people is considered to provide a catchment of sufficient size to support a number of local level facilities and services within the precinct. It will not be large enough, however, to warrant the provision of higher order district or regional level facilities (with the exception of sports fields) and will rely primarily on those currently provided within Mona Vale or Warriewood town centres.

Facilities have been considered in terms of those which are provided by local government, those provided by State Government agencies, and those provided by the private and non-government sectors.

## 6.2 Local government community facilities

### 6.2.1 Community centre

A population of around 9,000 residents will be large enough to justify a new community centre within the precinct, which would provide spaces for:

- » Community activities, programs and classes, such as playgroups, fitness groups, art and craft classes and after school activities
- » Meetings of local organisations and community groups
- » Accommodation for community services and the delivery of sessional and outreach services
- » A base for community development activities and events
- » Leisure and support activities for young people and for older people
- » Adult education classes and training courses
- » Hire for corporate or private functions, such as birthday parties.

A community centre can be a critical facility in areas of new development, providing activities and services that promote social interaction and the development of community networks and which support the health and well-being of residents. Community centres also provide a source of community information and a base for community development initiatives that foster community identity and sense of belonging.

Consideration of the needs of the future Ingleside residents for community centre space has incorporated information about the existing provision in the wider Pittwater area and Council's requirements as stated in its *Section 94 Contributions Plan* for Warriewood Valley (with Warriewood Valley being the major land release area in Pittwater and the Northern Beaches sub-region generally and therefore setting important precedents and benchmarks for the Ingleside Precinct). As noted in Section 4.2 of this report, the closest community facility is located in Elanora Heights, approximately 2kms from the centre of Ingleside Precinct. However, due to its small size and predominant use as a pre-school, this facility will not be able to meet the variety of social, leisure, learning and support needs of an additional population of 9,000. Other community facilities are located in Mona Vale town centre, a distance of approximately 3 kms from the precinct, and in Terrey Hills, within the Warringah LGA. These facilities are already well used and would be unable to meet the needs of the Ingleside population for access to local meeting and activity space.

New community centre space should therefore be provided within the Ingleside Precinct. Council seeks to provide community facilities and services that can cater for the needs of all ages, socio-economic groups and diverse cultural groups. Community centres should therefore be multi-purpose facilities with a range of flexible spaces capable of meeting multiple needs and delivering a range of activities and services to the incoming population.

In terms of community centre size, it is noted in Council's *Section 94 Contributions Plan* for Warriewood Valley that community service facility floor space is currently provided at a rate of 0.43 sqm per dwelling across the LGA. In order to maintain this level of provision within the Ingleside Precinct, the expected 3,907 dwellings would require around 1,680 m<sup>2</sup> of community centre floorspace. The distance of the precinct from other community facilities and the objective of ensuring equity in provision across the LGA supports this quantum of floorspace being provided within Ingleside.

Further consideration has been given to how this quantum of floorspace might be distributed within Ingleside. As noted in the previous chapter, the precinct will comprise two main residential Sub-precincts, Ingleside North and South, separated by Mona Vale Road. It is recognised that Mona Vale Road will provide a major access barrier to local movement between the precincts. Additionally, it is recognised that while the proposed village retail centre in Ingleside North is proposed as the "community hub" and therefore an appropriate site for a community centre, it is likely that development will commence in Ingleside South. This means that the population of Ingleside South could be waiting a considerable time before a facility was provided in Ingleside North.

Given these considerations and the fact that the overall quantum of floorspace to be provided is relatively large, it is recommended that two community centres be provided in Ingleside Precinct, as follows:

- » One in the Ingleside North Sub-precinct, of around 850-1,000 sqm. This should include provision for a community based pre-school, which would be owned by Council but leased to and operated by a not-for-profit provider.

A second facility of around 650-850 sqm in the Ingleside South Sub-precinct.

These facilities should incorporate:

- » A variety of flexible spaces suitable for a range of social, leisure and cultural activities and changing needs over time. Spaces typically include a hall suitable for large gatherings and events, together with some additional meeting and activity rooms of different sizes
- » Office space for a community development worker, and for other human service providers
- » Rooms for sessional or outreach health and welfare services such as baby health clinic, counselling or family support services
- » A room for children's activities which opens onto an enclosed garden. This might be used for child-minding for parents attending centre activities, for playgroups, and for before and after school or vacation care
- » Kitchen suitable to support private functions such as birthday parties
- » Plenty of storage to meet the needs of a variety of user groups
- » Adjacent outdoor space with children's play equipment and barbecue, to provide for spill over social events and activities for children and young people.

The two facilities should be designed to ensure that their features and amenities complement, rather than duplicate each other, to encourage a diverse range of activities and programs across the precinct.

The location of the community centres should be guided by the following criteria. Community facilities should be:

- » Central to their catchment population and easily accessible by the majority of their users
- » Visually prominent, with a main street location and presentation to the street
- » Accessible by public transport, and located to maximize access for pedestrians and cyclists
- » Fully accessible to enable use by people with limited mobility
- » Located to enhance a sense of community, vibrancy and local civic identity, and to help create a focal point or hub for the community. This includes places where people already have cause to congregate, rather than on standalone sites, for reasons of safety, accessibility and convenience. Shopping centres and schools are recognised as the key destinations where people tend to congregate within a neighbourhood. Locations within or adjacent to commercial centres also add to the activity level and critical mass needed to create a vibrant mix of activities and lively centre
- » Located to provide a high level of safety and security, particularly at nights and weekends. This is most usually associated with high levels of activity and casual surveillance, as well as lighting and proximity to public transport
- » Where possible, located adjacent to open space to allow for larger outdoor community events, spill-over activities and children's play. Locations adjacent to outdoor recreation facilities such as tennis or netball courts can also provide a leisure focus as well as space for community activities
- » Located to ensure access to safe and convenient parking, including shared parking with surrounding land uses where appropriate.

Given these considerations, it is recommended that:

- » The community centre in Ingleside North Sub-precinct be located in close proximity to the neighbourhood shopping centre and open space near the intersection of Mona Vale and Lane Cove Roads. This will reinforce the role of that centre as a major community hub.
- » The community centre in Ingleside South Sub-precinct be located on a collector road and co-located with (or adjacent to) a park that will allow for a playground, café and community garden, so as to create a local community hub.

The draft Structure Plan has identified two sites for community centres which broadly reflect these recommendations:

The site to the north of Mona Vale Road is relatively small for a large facility, at only 0.22 ha, but this is satisfactory as it is co-located with the sports fields and so can share parking and make use of the adjoining open space. The site is a little distance from the proposed mixed use neighbourhood centre, but is still sufficiently centrally located to be accessible and visible. Co-location with the sporting fields will provide good opportunities to create a community hub with a leisure and recreation focus in this location.

The site to the south of Mona Vale Road, at 0.2ha, is also large enough to accommodate a community facility. It is well located on a collector road and within the medium density part of the precinct. It is close to, though not adjoining, the proposed site for a primary school.

Both of the proposed sites are considered to be appropriate for the provision of community centres.

## 6.2.2 Facilities and services for older people

As discussed in the previous chapter, the proportion of older people expected to be attracted to Ingleside Precinct is not expected to be high, particularly in the early stages of development. However, there will still be some older people wishing to live near their families or remaining in the precinct, and it will be important that their needs are met in order to ensure that they do not become isolated in an otherwise child and family oriented community.

The social, leisure and recreational needs of older people may be met through mainstream services and facilities for the whole community, and through programs and activities for older people delivered within the multi-purpose community centre. Leading practice now steers away from providing age-specific buildings, such as senior citizens centres, which can only be used by specific sections of the population and which thereby run the risk of being under-utilised for much of the week or as the population changes. Instead, the usual practice now is to provide multi-purpose facilities which have flexibility to incorporate activities for different target groups as required.

## 6.2.3 Facilities for young people

A lack of social and recreational opportunities for young people and poor public transport have been identified as major issues for young people in the region. There will be a need to provide “things for young people to do” at the local level, given the likely limited transport options and difficulties in accessing facilities and services in Mona Vale, Warriewood and the northern beaches more generally by public transport.

As for older people, leading practice now steers away from providing separate facilities just for young people, on the grounds of their under-utilisation for much of the time while young people are at school or work.

At the local neighbourhood level, the needs of young people for space for social and leisure activities may be met through activities available within the proposed community centres, as well as through a well-designed public domain, and the open space, sporting and recreation facilities described in the following chapter. Consultation with young people in preparation of the *Pittwater Public Space and Recreation Strategy* (Pittwater Council 2014) found that young people place a high level of importance on how a place feels and looks. There was a preference for well lit, modern and expansive spaces, and clean and tidy places that are safe and comfortable. Skate park upgrades are also considered a high priority for young people (p. 38).

## 6.2.4 Libraries and cultural facilities

Mona Vale Library, within the Mona Vale town centre, has been identified as a valued resource within the community and is one of the most popular cultural venues in the area (Pittwater Council *Social Plan 2012-2016 Emerging Issues Paper: Arts*).

Development of Ingleside Precinct will generate a need for additional library services and facilities to ensure that the current level of service provision is maintained. This is best delivered through contributions towards augmentation of resources and equipment within the existing Mona Vale Library, which is well located centrally to the precinct.

Some augmentation of library floorspace may also be warranted, consistent with Pittwater Council's Library Strategic Plan.

Pittwater Council's *Social Plan 2012-2016 Emerging Issues Paper: Arts* notes that:

"[Community centres, schools, businesses, cafes and bars are popular sites for accessing the arts in Pittwater... Mona Vale Library is prized by the community – and there is potential to leverage this popularity to build access across different art forms..." (p. 4).

In addition, Mona Vale Memorial Hall, Elanora Heights Community Centre and Pittwater's outdoor venues host a range of community and cultural activities that would be accessible to new residents of Ingleside. Given the pattern of provision of cultural facilities within the LGA, it would be expected that the proposed multi-purpose community centres would include spaces where cultural and artistic activities could take place. This may include rooms for classes, workshops or exhibition spaces.

## 6.2.5 Issues associated with development contributions

The key funding mechanism for local government social infrastructure in areas of new development such as Ingleside is Section 94 developer contributions. While in theory councils may finance social infrastructure from other funding sources, such as grants, loans and rate income, where these limited sources are available they tend to be applied to meet backlog needs in established areas where S94 cannot be applied, rather than in areas of new development. This leaves developer contributions as essentially the only source of funds available for areas experiencing population growth, particularly where land is in fragmented ownership and Voluntary Planning Agreements with developers are not appropriate.

However, Section 94 is proving to be an inadequate source of funding for social infrastructure in areas of new development. Under current legislative arrangements, as outlined in the *Revised Local Development Contributions Practice Note* (DPI February 2014),

- » A cap of \$30,000 per dwelling in greenfield areas applies
- » Councils wishing to exceed the cap may apply to the Independent Pricing and Regulatory Tribunal (IPART) to review the development contributions plan
- » If contributions are approved above the cap by IPART, the council may seek access to gap funding through the Local Infrastructure Growth Scheme (LIGS)
- » However, plans seeking approval for contributions above the cap may only use S94 contributions for "essential works". The list of "essential works" includes land only for community facilities and land plus 'base level embellishment' for open space and sporting facilities. Under current arrangements, there is no source of funds to actually build any type of community facilities, or to provide more than base level embellishment to areas of open space. This precludes levying for recreation facilities such as aquatic facilities, indoor sports centres, skate parks, BMX tracks and the like.
- » The "essential works" list does not apply to contributions below the relevant cap, so councils may apply contributions towards the building of community facilities so long as the total contribution per dwelling does not exceed \$30,000. However, the \$30,000 available below the cap does not in many cases extend far enough



to fund community facilities, given the cost of more pressing roads and drainage infrastructure in many development areas.

Thus even though Councils may exceed the cap and gain access to LIGS gap funding, they are unable to apply the more generous level of funding to build any community facilities or provide more than very basic levels of embellishment to local open space anyway, given the 'essential works' restrictions.

This has resulted in a shortfall in social infrastructure in a number of the precincts within Sydney's Growth Centres and other areas of new development.

Under reforms proposed as part of the new planning legislation, it was announced in 2013 that the cap would be removed, and that local infrastructure contributions would vary across councils and be based on benchmark costs. It was intended that councils would be able to levy contributions towards the efficient cost of a new approved list of "essential infrastructure". This list differed from the "essential works" list and included both land and facilities for local open space, district open space (ie sporting facilities), and local and district community facilities. A set of benchmark costs for items of essential infrastructure was released by IPART and it was expected that councils would use the benchmark costs as a guide to estimate the costs of infrastructure items, with the onus on councils to justify any deviations from them. However with the failure of the planning reforms to proceed, these proposed reforms to development contributions have also lapsed.

In this context, the funding of required local government social infrastructure for Ingleside Precinct will rely upon future reforms to the developer contribution system that allow for contributions to be levied for building community facilities and for a wider range of facilities and embellishments, or alternatively to the introduction of new funding programs or one-off grants from State or Commonwealth Government to fund local government social infrastructure.

## 6.3 State Government social infrastructure

### 6.3.1 Government schools

The Department of Education (formerly Department of Education and Communities - DEC) *School Safety and Urban Planning Advisory Guidelines* (June 2014) set out the following criteria for the provision of schools in areas of new greenfield residential development:

- » One primary school per 2,000 to 2,500 new dwellings;
- » One public high school per 6,000 to 7,500 new dwellings (ie catchment of three primary schools)
- » One school for Specific Purposes (special needs students) per 17,000 new dwellings.

The Planning Advisory Guidelines also advise as follows:

- » Primary schools and Special Purpose schools require a site area of approximately 3 ha. There may be opportunities to reduce the site size to a minimum of two hectares if joint use of open space facilities can be negotiated
- » High schools require a site of approximately 6 ha, although there may be some scope to reduce this to a minimum of four hectares if schools are co-located with community sporting fields.

Locational guidelines for schools include:

- » Schools should be located relatively central to their residential catchment (within approximately 1.6kms by road for a primary school)
- » Schools should be located on local distributor or collector roads to alleviate noise and traffic problems and promote the safety and welfare of students
- » It is preferable to locate schools along existing or proposed bus routes to avoid duplication of bus traffic

- » High schools should be located at a distance from commercial centres, especially where liquor outlets may be located
- » Co-location with other community facilities is encouraged.

Urban design features to ensure safe and accessible schools should include:

- » Sites should have a substantially regular shape
- » Has two to three street frontages to reduce traffic congestion
- » Separation of bus and car traffic at the kerbside
- » Main site access should not be located opposite a T-intersection
- » Footpath, kerb and guttering along school road frontages
- » Lay-by areas adjacent to schools for picking up and dropping off students and bus lay-by for pick-up and drop-off
- » Road width and turning circles to enable safe and convenient bus and private vehicle access
- » All vehicles to enter and leave a site in a forward direction
- » Desirable to be adjacent to a community playing field
- » Allows for security and privacy through visibility and appropriate surrounding development
- » Is not overly overshadowed by surrounding development
- » Site should allow for other socially inclusive uses such as election days, community markets, emergency meeting points etc.
- » Considers future form and structure of centres, towns and future development.

Land for schools should not be located within:

- » Land mapped as bushfire prone or a site that requires an Asset Protection Zone
- » Land mapped as being within 1 in 100 year flood levels
- » Land that has significant level changes or requires significant cut and fill
- » Contaminated land audited as unsuitable for schools uses, with high soil erosion and/or stability concerns or mapped as high probability of acid sulphate soils occurring
- » Land that supports endangered ecological communities, threatened or endangered flora and fauna or sensitive ecological areas
- » Land identified as a site of cultural significance or subject to Native Title claim or identified as an archaeological site.

Schools should not be sited immediately adjacent to:

- » Developments that are likely to result in significant health issues associated with noxious emissions or the like
- » Land where children would pass through riparian corridors, creeks and bushland
- » Land in close proximity to special uses such as correction centres, electricity substations, mobile phone towers, sewage treatment plants, sewage systems, high voltage transmission lines, waste disposal facility, waste or resource management facility, water recycling facility, water supply system, wind farms and the like
- » Inappropriate retail and commercial development and restricted premises
- » Development with potential undesirable impacts or risks such as hazardous or offensive development, high noise or vibration generating development, mining and extraction industries.

The criteria above are guidelines only and represent an ideal which in practice is often hard to achieve. In the Ingleside context, particular challenges include the topography of the precinct and shortage of sites that are relatively flat and unconstrained by ecological, bushfire or heritage considerations. This has necessitated a degree of flexibility by the Department of Education and trade-offs amongst the criteria in selecting school sites.

On the basis of the dwelling forecasts associated with the draft Structure Plan, the Department of Education has advised that the precinct will need to make provision for one new primary school. The Department already owns a site for a primary school within the Precinct and its latest modelling supports the likely need for development of this site.

The Department has also advised that it no longer requires a site for a high school within the Precinct. Any increase in secondary student demand relating to the Ingleside urban release area is expected to be met at neighbouring high schools. Both Pittwater High School and Narrabeen Sports High School have substantial capacity to meet enrolment demand to 2031.

The site owned by the Department of Education in Wattle / Maclean Road has been identified as having significant Asset Protection Zone (APZ) constraints and also potential to accommodate required sporting fields as an alternative use, given its relatively flat topography. The Department has indicated a potential willingness for this site to be used instead for sporting fields and for an alternative 3 ha site to be identified for a primary school. The draft Structure Plan has identified a suitable alternative site on Powderworks Road. This site offers the advantage of already being in government ownership, thereby facilitating acquisition by the Department of Education.

Much of the site identified in the draft Structure Plan for the proposed primary school forms part of the heritage curtilage for Ingleside House. It is understood that the Heritage Study for Ingleside Precinct has advised that school buildings would be an appropriate use within the curtilage.

### 6.3.2 Higher education

The higher education needs of Ingleside residents would be met through existing TAFE and university facilities.

The Northern Beaches campus of the Northern Sydney Institute of TAFE at Brookvale has no plans to build new facilities near Ingleside or on the Northern Beaches. Major changes to the TAFE funding model from 2015 will instead see greater competition for course delivery, increasing specialisation amongst TAFE campuses, greater flexibility in where courses are delivered (eg at workplaces) and changes to use of TAFE buildings and sites. The need to deliver courses within workplaces and demand for outreach classes, may increase the need for rooms to be available within community facilities. However, these classes would also require specialty equipment, and are not likely to be suitable for multi-purpose shared use facilities, such as the proposed community centre.

Students from this area would attend universities across Sydney, with Macquarie University and CBD university campuses being closest.

Accommodation for other lifelong learning activities (eg community colleges, evening classes, U3A) can be provided through other types of facilities such as community centres and schools, without the need for purpose-built facilities. These needs should be considered in the design of such facilities.

### 6.3.3 Public health services

The future population of Ingleside precinct will not be large enough to justify provision of any community health or hospital facilities within the precinct, but will instead rely on those in the wider region.

As noted in Section 4, major changes to health facilities and service delivery are planned for the Northern Beaches which will directly impact on new residents of Ingleside precinct. A new Northern Beaches Hospital will be built at Frenchs Forest as the major regional hospital serving the northern beaches communities, including the Ingleside Precinct. This tertiary hospital will be about 12 kms from Ingleside and meet major hospital and medical needs.

At the same time, the role of Mona Vale Hospital will change to a facility that provides a range of sub-acute, community health and primary care services, complementing the acute care to be delivered at the new Northern Beaches Hospital. Under the planned changes, Mona Vale Hospital will host a new 26-bed sub-acute rehabilitation facility, expanded palliative care and other health services. The NSW Government has also announced plans for a new \$30 million community health centre to be constructed at Mona Vale Hospital as part of a major upgrade of community health facilities for the region. The three-storey development, planned for the eastern side of Mona Vale Hospital's campus, will accommodate a range of new and existing health services and is expected to be completed in 2015. This facility, located 6 kms from Ingleside, will provide a wide range of community health and other medical services to Ingleside residents.

### 6.3.4 Emergency and justice services

#### Fire & Rescue

Fire & Rescue NSW (FRNSW) monitor and assess resource needs across Sydney as population and demands change. Negotiations also occur between FRNSW and the Rural Fire Service, as jurisdictions and responsibilities change with urban development and population growth over time. FRNSW has advised that no new facility will be required within Ingleside and the precinct will be serviced from the existing Fire and Rescue station in Mona Vale.

As noted previously, Ingleside Precinct currently contains two Rural Fire Service stations, one in Wirreanda Valley and one to the south of Mona Vale Road. The RFS has advised that the station in Wirreanda Valley will be retained. The Ingleside Brigade in King Road, Ingleside South, is in an area proposed in the draft Structure Plan for low and medium density development, and this area will eventually fall within the responsibility of FRNSW. However, the RFS has advised that a brigade in this general area will still be required due to the large bush interface to the west and for strategic purposes in the district more generally. The RFS has indicated a preference to relocate the brigade in the future from King Road to the northern end of Walter Road, closer to the rural properties and bushland once redevelopment of Ingleside South Sub-precinct occurs. This would require a site of minimum 2,000 sqm. The site in King Road would become available for urban development.

#### Police and justice facilities

In the short term, police services within Ingleside Precinct will continue to be met through the existing Mona Vale Police Station. However, this facility is old and outdated, and NSW Police has advised that in the longer term, a new facility will be required. This is likely to be located in or close to Mona Vale, given its role as the Town Centre for the LGA.

## 6.4 Private / non-government sector facilities

### 6.4.1 Neighbourhood shopping

Residents of Ingleside Precinct will have access to a neighbourhood retail centre proposed for the central part of the precinct just north of the intersection of Mona Vale Road and Lane Cove Road. The neighbourhood retail centre will provide about 2,000sqm of retail floorspace.

As well as a supermarket and a variety of shops and commercial services, the centre would also be likely to include places for informal meeting and gathering, such as cafes, restaurants and outdoor civic spaces.

The neighbourhood retail centre will be located adjacent to areas of medium density dwellings, an area of open space and near the proposed multi-purpose community centre. The centre will be easily accessible by car and bus from the main road. It will also be accessible by footpaths for pedestrians and cyclists in the local area.

Residents of the Ingleside South Sub-precinct will also have access to shops, albeit a more limited range, near the intersection of King and Manor Roads.

It will be important that safe crossing facilities are provided on Mona Vale Road, so as to ensure the safety of residents crossing from Ingleside South to Ingleside North.

## 6.4.2 Childcare facilities

A number of different forms of childcare and activities for young children are generally provided in a community, including long daycare, family daycare, pre-school, occasional care and playgroups. Additionally, services to support families with young children may be provided. It is not appropriate at this stage of the planning process to try to anticipate need for the various specific types of services. Instead, leading practice encourages planning of flexible multi-purpose childcare centres, which can provide a mix of services or adapt as precise needs are identified.

The provision of childcare has changed substantially in recent years, associated with shifts in government regulation and funding policy, such that the private sector is now the provider of the majority of childcare centres in Australia. As such, the provision of childcare in most new developments is now left largely to market forces. In common with the provision of childcare in most new developments, childcare in Ingleside will be provided by private sector providers, as demand develops.

As a broad indication of need, based on the Growth Centres benchmark of 1 place per 5 children aged 0-5 and an assumption that around 10% of the population could be aged 0-4 years (as in Warriewood Valley), at full development Ingleside would generate a need for around 210 childcare places. The number of childcare centres required will depend upon the size of each centre in terms of number of childcare places. There is no standard size of centre. However, for reasons of cost efficiencies, there is a trend to provide larger centres (60-80+ places), where local demand justifies this. This would suggest 3-4 childcare centres will be required.

It is not necessary that precise requirements for childcare are identified at this structure planning stage. Childcare centres are a permitted use within residential areas and do not require land to be designated at the master planning stage.

Planning for childcare will also need to address the need for out of hours school care for primary school aged children. Such need is usually met through multi-purpose childcare centres, or through before and after school programs and vacation care programs co-located within schools.

## 6.4.3 Private schools

Providers of independent schools undertake detailed demographic and feasibility assessments before committing to new release areas. They also tend to acquire their sites through market processes, rather than necessarily acquiring sites designated in master plans.

Demand for private schools reflects the socio-economic and religious profile of an area as well as the availability of private schools in the surrounding area. As noted in Section 4 there are several private schools in nearby areas which are likely to have some spare capacity.

## 6.4.4 Medical services

A population of around 9,000 people will generate a need for about 8 local general practitioners, based on a national benchmark of around one GP per 1,100 people. Current trends suggest that these are likely to work from group, rather than solo, practices, with about 4-5 doctors providing the most sustainable model. This suggests that 2 medical centres might be required.

The establishment of GP practices and group medical centres will be market driven and will rely on practitioners securing their own premises. The proposed neighbourhood retail centre will provide sufficient commercial space for local medical centres, which are also a permitted use within residential areas. Commercial space within the neighbourhood shopping centre will also be suitable for local services such as dentists and allied health services.

## 6.4.5 Welfare and support services

As discussed in the previous chapter, the Ingleside population is expected to be reasonably affluent and active, and demand for welfare and support services will be modest. However, given the experience of some new release areas (particularly in relation to the stress associated with the high cost of housing, two parents in the workforce and long commuting times), there may be some need generated for family support services.

A key need of welfare and support services in the area is for affordable office accommodation. Such services are best located in major centres where they are accessible by public transport. In Pittwater LGA, welfare and support services serving Ingleside would be best located in the Mona Vale town centre. The proposed two community centres in Ingleside could provide some office accommodation for sessional services. However, given the large number of community health and support services that will be available in Mona Vale, it is unlikely that additional space for such services would be required in Ingleside.

As noted previously, there is also a need in the Northern Beaches for more independent housing for young adults with disabilities, and the Ingleside Precinct may provide opportunities for such housing. This will be dependent upon funds becoming available to procure such housing once the Precinct has been rezoned. Any housing for people with a disability in Ingleside is likely to generate a need for ancillary services to support residents to live independently.

## 6.4.6 Places of worship

As well as providing places of worship, churches can provide an important base for community development, youth, volunteer and welfare support activities in new communities, and are important in building community spirit and identity. Churches may also provide halls and other spaces which can be utilised for community activities by the general community. While Ingleside currently contains four places of worship, it is important for these reasons that places of worship can be established within the Ingleside area, if further demand arises.

The acquisition of sites for places of worship is generally left to market forces, according to their ability to purchase sites, and it is difficult to specifically identify sites in the Precinct Planning process. However, the relatively high cost of zoned and serviced sites, particularly in central, accessible locations, often precludes places of worship from establishing in new communities.

At the same time, it is recognised that not every religious organisation needs its own facility, and that such organisations may also utilise other community facilities for their meetings, (such as community centres and schools), particularly as these are often not used by others when demand for space for religious activity is at its highest (for example on a Sunday morning for most Christian denominations).

## 6.5 Delivery of community facilities

The key facilities to be delivered for the Ingleside Precinct are the two multi-purpose community centres and the primary school.

For the community centres, considerations include the following:

- » There is currently no source of funds available with which to build the community centres. Under regulations set out in the *Revised Local Development Contributions Practice Note* (DPI February 2014), councils wishing to exceed the designated cap (\$30,000 per dwelling in greenfield areas and \$20,000 per cap in other areas) may only use S94 contributions for "essential works". This includes land only for community facilities and land plus 'base level embellishment' for open space and sporting facilities. The building of community centres is not considered to be "essential works". Accordingly, the funding of the construction of the community centres will rely upon Council making the funds available, future reforms to the developer contribution system that allow for contributions to be levied for building community facilities, or the introduction of other grant programs for local government social infrastructure. For the same reason, contributions cannot currently be levied towards the expansion of library facilities, should Pittwater Council wish to do so.

» Development is likely to start in Ingleside South and move north. This means that the community centre in Ingleside South will be required first. The timing of the delivery of this facility will be dependent upon the availability of funds, as construction of the facility is not covered by Section 94 contributions. The proposed community centre on the northern side of Mona Vale Road will not be developed until later in the development program.

The primary school will not be developed until the Department of Education's modelling indicates that there will be sufficient demand to justify it. Any spare capacity within existing primary and high schools in the surrounding area will be utilised first, and then opportunities exhausted to augment capacity on existing sites, for example by use of demountable classrooms.

## 6.6 Summary

Ingleside Precinct, at full development with a population of around 9,000 people, will be large enough to support a range of local neighbourhood facilities. These include two multi-purpose community centres (with one potentially also including a pre-school to be operated by a not-for-profit provider), a primary school, a village centre and a neighbourhood shopping centre, 3-4 childcare centres and 2 medical centres.

The Precinct will not be large enough to warrant any district or regional level facilities, and will not provide a suitable location for district or regional facilities serving the broader area by virtue of its location on the fringe of the LGA with limited transport connections to the surrounding area. Ingleside will rely on existing district and regional facilities and services to meet the needs of its future population. Growth forecasts for the area are understood to have been factored into planning for hospital and community health services for the Northern Beaches. There are no plans to expand existing emergency services. The needs of welfare and support services, including aged care and disability support services, will primarily be for recurrent funding for extra staffing and programs to meet demand generated by population growth, rather than for capital facilities. There is however, an unmet need across the LGA for suitable housing for people with a disability.

# 7 Open space and recreational requirements

This chapter outlines the open space, sporting and recreation facilities that will be required to meet the needs of the future Ingleside Precinct population of around 9,000 people.

## 7.1 Demand analysis

The following information has been considered to determine the likely needs of the future Ingleside community:

- » Broad national trends in sport and recreation participation
- » NSW participation rates in sport and recreation activities
- » Community feedback (gained during consultation conducted in the development of the *Pittwater Public Open Space and Recreation Strategy 2014*)
- » The projected demographic profile of the precinct and an assessment of the likely needs based on this profile.

This information is outlined below.

### 7.1.1 Broad trends

National trends in sport, recreation participation and facility use across Australia include:

- » A swing from outdoor team sports to individual fitness and social sport
- » Substantial growth in indoor sport and recreation
- » Growth in year-round swimming
- » Increasing participation by women and girls in traditional male sports such as AFL, soccer, rugby union and rugby league
- » Increasing impacts of technology on leisure choices, such as computer games and new recreational equipment. Associated with this is a decreasing involvement by young people in active recreation activities, and an increase in indoor 'passive' activities such as computer use and watching television, videos and DVDs
- » Apparent decline in the physical activity levels of children causing concerns about obesity
- » Changes in participation in competitive sport (greater diversity of codes, reduced younger participation, greater participation in seniors and masters sports) and more participation in informal recreation activities
- » Continuing emergence of new activities as a result of overseas trends and increasing cultural diversity (with increased participation in sport and recreation of people born overseas, including people from non-English speaking countries)
- » Changing recreation preferences among older groups, as the population ages and 'baby boomers' enter retirement
- » Increase in the proportion of families with two parents working full time (with probable reduced time for leisure)



- » Flexibility in the times that people enjoy their recreation, as demands on time increase and work practices change. This creates greater demand for indoor facilities that are available all day, every day of the year.

Other national trends noted in Pittwater Council's *Public Space and Recreation Strategy 2014*, include:

- » Walking is the most popular activity closely followed by aerobics / fitness, then swimming, running and cycling
- » Australians are becoming more physically active
- » Field sports have remained popular, particularly outdoor football codes
- » Non-competitive and passive recreation is gaining in popularity
- » Sixty-three percent of children aged 5 -14 years participated in organised sport outside school hours.

The relevance of these trends to the Ingleside Precinct lies in the need to ensure that the quality, design and management of open space reflects these lifestyle trends by ensuring there are a broad range of opportunities for community members to participate in sport, leisure and recreational activities and that facilities are accessible for all age groups and abilities.

### 7.1.2 Participation rate analysis

Australian Bureau of Statistics (ABS) data (*Participation in Sport and Physical Recreation, Australia, 2011-12*) suggests that the highest rates of participation in sport and recreation activities amongst people 15 years and over in NSW are as follows:

**Table 9 Participation rates in sport and recreation**

Activity/sport	Participation rate (%)
Walking	23.6
Fitness/gym	16.6
Swimming/diving	8.6
Jogging/running	8.1
Cycling/BMXing	6.1
Golf	5.3
Tennis	4.7
Soccer (outdoor)	3.5
Bushwalking	2.8
Football sports	2.7
Yoga	2.2
Surf sports	2.1

Of those sports with the highest participation, the following have experienced the most significant increase between 2009 and 2012:

- » Fitness/gym (increase of 3.4%)
- » Walking (increase of 2.4%)
- » Jogging/running (increase of 1.3%)
- » Golf (increase of 1.1%)

» Cycling/BMXing (increase of 0.8%).

Australian Bureau of Statistics data (2011-12) further suggests:

- » Participation in sport and recreation has increased slightly over this period (from 62.7% in 2009-10 to 65.7% in 2011-12)
- » The majority of participation in physical activity in 2011-12 was in non-organised activities. Such participation has increased slightly, while participation in organised activity has remained stable
- » Of the population participating in organised activities, these activities are most commonly taking place in/at:
  - > Indoor sports and fitness centres (41.0% of participants)
  - > Public playing fields or ovals (38.4%)
  - > Outdoor sports facilities (31.3%)

Of the population participating in non-organised activities, activities are most commonly taking place in/at:

- » Parks or reserves (43.3% of participants)
- » Indoor sports and fitness centres (25.5%)
- » Public playing fields or ovals (22.3%)
- » Off-road cycleways or bike paths (21.2% of participants).

The ABS *Survey of Children's Participation in Culture and Leisure Activities, Australia, 2012* provides data in relation to the participation of children in sport and recreation across Australia. This data also indicates trends that may inform the planning of sport and recreation infrastructure for the Ingleside Precinct. Key findings from this survey are outlined below.

Amongst Australian children (5-14 years) in 2012:

- » Of boys participating in organised sport, the most popular sports were outdoor soccer, swimming/diving (16%), Australian Rules football (15%) and basketball (9.2%)
- » Of girls participating in organised sport, the most popular sports were dancing (27%) swimming/diving (19%), netball (16%) and gymnastics (8%)
- » 60.2% of all children participated in organised sport. Participation decreased from 63% in 2009.

The survey also examined participation in the informal/non-organised activities of bike riding, skateboarding, rollerblading and scooter riding and identified an increase in participation in these activities by both boys and girls.

With engaging in physical activity a key component of a healthy lifestyle, the above data highlights the importance of providing adequate, high quality facilities in the Ingleside Precinct. Provision of a broad range of facilities will assist the continuing growth in participation of adults and children in organised and non-organised sport and recreation into the future.

### 7.1.3 Local sport and recreation participation rates

Levels of participation in various sport and recreation activities locally have not been analysed. The outcomes of a community survey conducted for the *Pittwater Public Open Space and Recreation Strategy 2014* however, provide some insight into local community interests, needs and demands. The survey included determining the most popular activities of residents. The results are outlined in Table 10. Key points of relevance to this study are summarised below:

- » Walking for pleasure and fitness is the second most popular activity and the most popular type of active recreation for the wider community. Bushwalking is the third most popular activity. Cycling (road and mountain bike) is the twelfth most popular activity

- » Residents place a high value on Pittwater’s natural environment and the community wishes to protect, conserve and enhance the natural environment. Nature appreciation is the seventh most popular activity
- » Water sports are synonymous with Pittwater and an integral part of the culture of Sydney’s beach suburbs. Swimming is the fourth most popular activity (a number of residents would like an indoor heated pool), swimming in the surf the eighth, boating the tenth and surfing the fourteenth
- » Visiting a park for recreational purposes was the sixth most popular activity. Residents would like a wider range of activities in parks that are low cost or free. Activities should be inclusive of gender, race and age. Inter-generational activities that encourage people to mix together rather than being segregated were suggested, particularly by young people
- » Volunteering is the eleventh most popular activity. Sporting clubs and service providers rely heavily on volunteers. The two largest volunteer groups in Pittwater are the Rural Fire Service and the Surf Life Saving Clubs. Bushcare is another popular activity.
- » Dog off-leash areas ranked thirteenth. Residents would like dog off-leash areas that are designed specifically to provide an aesthetically pleasing and comfortable setting so they can better integrate their dogs into their lifestyle.

**Table 10 Survey Respondents – Top 20 activities of residents**

Rank	Activity	Rank	Activity
1	Café / outdoor dining	11	Community volunteer / fundraising
2	Walking	12	Cycling
3	Walking –bushland	13	Dog walking
4	Swimming – pool	14	Surfing
5	Cinema	15	Biking – mountain bike
6	Park visits – passive recreation eg BBQ, picnics	16	Playground visits
7	Nature appreciation	17	Dog – off leash areas
8	Swimming – surf	18	Golf
9	Markets	19	Watching sport as spectator
10	Boating	20	Educational activities

Source: Pittwater Council, October 2014

### 7.1.4 Likely needs and demands of the new Ingleside community

While precise needs cannot be identified at this stage, based on the above findings and an analysis of the demographic characteristics of the future population outlined in Section 5, it is likely that the broad needs of the Ingleside population will include the following:

- » The large proportion of families suggests the need for access to parks for informal play and passive recreation that support family and community activities. Parks that are locally accessible and provide high quality and well maintained facilities that support recreation and play will be required. There will be demand for local parks, larger recreation parks and linear parks that provide a focus for family activities including walking, bike riding, play, picnics and social gathering opportunities. These should provide a diversity of recreation settings and opportunities for all age groups and all abilities

- » People should have the potential to walk to open space for activities, which will generally require residents to be within 400-500m of usable open space
- » There will be demand for outdoor areas for larger gatherings and cultural events e.g. extended family and group picnics, amphitheatre, markets
- » A relatively large proportion of children is likely and this highlights the need for playgrounds and other outdoor activity opportunities such as bike tracks, BMX and skateboarding. Playgrounds should offer a range of play experiences for different age groups and include paths, play equipment, fencing, landscaping and shelter from sun, wind and rain
- » The likely large young population highlights the need for parks and public spaces that are designed to be friendly to young people, providing meeting places that are safe and welcoming and allow for social interaction and informal games
- » In particular, there may be demand for adventure based activities, such as mountain biking, trail bikes, horse riding, rock climbing. This should include opportunities for adventure play for primary school aged children as well as young people – for instance informal tracks and mounds for BMX and active games, observation places and structures, flying fox
- » The large proportion of adults suggests potential high demand for lower impact and flexible physical activity opportunities such as walking and bike riding. Linear connections and a network of walking and cycling tracks should be provided to support the potential high participation in walking and provide links to key destinations and recreation nodes
- » Opportunities that increase incidental physical activity, through design of footpaths, road networks and accessible, safe and well-lit walking and cycling tracks should be provided. Bike tracks that provide safe and appealing activity and transport opportunities, particularly for children and young people, will be essential
- » The open space network should also include areas to walk dogs, and off leash exercise areas for dogs
- » Options to enhance individual fitness in parks and trails will also be important
- » Opportunities to enjoy bushland, water and other natural settings, for picnics, bushwalking and as spaces for reflection, rest and relaxation will be valuable to broaden recreation opportunities
- » To meet the demand for organised sport, multi-purpose playing fields that are suitable for a variety of field sports, and able to accommodate both junior and adult sporting activities for males and females, will be required.
- » There will also be demand for access to both outdoor and indoor courts for court sports, and indoor spaces for activities such as dance, martial arts, yoga, fitness, gym
- » Access to aquatic facilities that include a variety of leisure and fitness activities and programs consistent with local needs and preferences will also be required.

Some of these needs will be satisfied by open space and facilities to be provided within Ingleside, while others will be addressed by accessing facilities in the wider Northern Beaches region.

## 7.2 Opportunities and constraints

The precinct presents a number of opportunities and constraints to be recognised in the planning of open space. These are outlined below:

- » The extensive areas of surrounding natural bushland in Ku-ring-gai National Park, Garigal National Park and Warriewood Escarpment, which provide opportunities for the new population but will also need to have access managed to minimise the potential for excessive disturbance from overuse of these natural areas

- » Areas of environmental significance and the several drainage corridors running through the site present opportunities to create a network of linear open space and maintain green, vegetated recreational linkages through the precinct incorporating walkways and cycleways
- » The proximity of the precinct to the beaches, waterways and regional recreational facilities and sporting centres, which will meet many of the needs for aquatic leisure and fitness activities and water sports
- » The undulating and, in places, steep topography of the precinct has placed constraints on the location of open space within the precinct, with new sporting fields requiring level sites. Sporting fields however are an area of high priority for Council, especially in new urban release areas
- » Mona Vale Road presents a significant physical barrier, severing the precinct in two. This potential barrier will impact on circulation through the precinct if adequate crossings are not provided. The separation caused by Mona Vale Road must also be considered when determining access, including walking distances, to open space for future residents.

## 7.3 Standards and rates for provision

Guidelines, benchmarks and standards from a number of relevant sources have been considered in determining the open space and recreation requirements for the Ingleside Precinct. These are outlined below.

### 7.3.1 NSW guidelines

NSW Government guidelines for open space provision, the *Recreation and Open Space Planning Guidelines for Local Government* (SGS Economics and HM Leisure Planning, 2010), advocate to Councils that they:

- » Establish the current supply of open space in an area by open space type (parks, outdoor sport, linear and linkage), hierarchy (regional, district, local), size and distance from most dwellings
- » Adapt default standards for open space planning in NSW to define locally- specific provision standards. The default standards for local open space in NSW are:
  - > About 9% of non-industrial land to be allocated for local and district open space, with a rough 50:50 split between sporting and recreational uses
  - > Local informal parks – 0.5-2 hectares in size and within 400 metres from most dwellings
  - > District parks to be 2-5 ha and 2 kilometres from most dwellings
  - > Local outdoor sporting areas: 5 hectares in size and 1 kilometre from most dwellings.
- » Develop locally-appropriate provision standards, after considering existing provision of open space as well as local needs, and locally-specific alternatives to meeting the default standard.

The open space planning guidelines also set out opportunities for and constraints to providing open space to fill gaps between supply and demand. Considering the high demand for open space and finite open space resources, there is a need for smarter use of existing assets through means such as:

- » Converting or adapting existing open space
- » Integrating the provision of a wide range of recreation facilities and programs
- » Co-locating recreation opportunities with other community and commercial services
- » Using alternative, commercial facilities and venues for recreation on an opportunistic basis
- » Using new technologies and enhanced design
- » Providing an equitable mix of outdoor and indoor recreation facilities
- » Rationalising underused or poorly located facilities

- » Seeking agreements with educational and other institutions for co-use of open space
- » Innovations in providing and maintaining open space are required given increasing costs
- » Using marginal land (former landfill, drainage, utilities easements) that is acceptable for open space purposes
- » Acquiring larger sites for multiple and changing uses over time
- » Incorporating environmental resources as open space.

The levels of open space provision are recommended with an understanding that site opportunities and constraints may influence outcomes, and will ensure that the final quantum of open space proposed will reflect the realities of the landform, soils, drainage and other physical considerations, rather than the exact adopted standard.

## 7.3.2 Pittwater Council

### Public Space and Recreation Strategy 2014

Pittwater Council's *Public Space and Recreation Strategy 2014* (October 2014) recommends an open space (active and passive) standard of minimum 2.83ha/1,000 people. The balance between active and passive open space should be determined by Council according to local needs and circumstances.

*In particular, the Strategy recommends that "Council determine the required division between active and passive open space in the proposed Ingleside land release area to provide for the incoming residents. It is suggested that Council take into consideration that Ingleside is well serviced with passive open space, being adjacent to national parks and the Ingleside escarpment as well as any retained areas of bushland throughout the proposed development... Given the deficiencies in the quantum of active recreation areas and the current demands for these areas, it is imperative that the planning of Pittwater's release areas identify and set aside suitable land for open space, particularly active recreation areas / sports fields, given the topographic and environmental conditions prevalent in the Pittwater LGA and the actual quantum of land required for these facilities" (p.44).*

Seeking opportunities to acquire land for sportsgrounds is identified in this Strategy as a key Council priority, given the shortage of sportsgrounds within the LGA, population growth and the popularity of organised sports.

### Other benchmarks and guidelines

The *Warriewood Valley Section 94 Contributions Plan* (2014) adopts the principle that the incoming population will require access to the same quality of recreational facilities and open space as is available to the existing population.

Current supply across the former Pittwater LGA is approximately 10.2ha/1,000 people, which is well above the Sydney average. However, Council recognised that it is unreasonable to apply these existing levels of provision to this new precinct, particularly as Ingleside residents will have access to surrounding national parks and other bushland and natural areas. In addition, it is recognised that many recreational areas, such as the beaches, are regional facilities shared with visitors from across Sydney.

The *Warriewood Valley Section 94 Contributions Plan* adopts the standards-based approach of 2.83ha/1,000 persons (Department of Urban Affairs and Planning 1992) and wishes to apply best practice design principles within the precinct. This further recognises that quantity of open space is not a substitute for quality facilities.

On a first principles approach, applying the same standard of 2.83ha/1,000 people ensures that equity and consistency across both release areas are maintained. In the case of Ingleside, however, provision should be considered according to assessed need. As identified previously, Ingleside, given its proximity to surrounding national parks and retained areas of native bushland, is considered to be well serviced by areas of passive open space and recreational areas, thus reducing the quantum required to be provided within the Precinct.

## 7.4 Draft Structure Plan

The Ingleside draft Structure Plan (May 2016) proposes the following open space and sporting inclusions:

- » Large areas of retained national park in the western and northern parts of the Ingleside North Sub-precinct
- » Large areas of environmental conservation and environmental management zonings in both Sub-precincts
- » The provision of six playing fields arranged as follows:
  - > Two double playing fields co-located on available level land in Ingleside North Sub-precinct
  - > Two co-located single playing fields on a site between Wattle Road and McLean Street in Ingleside South Sub-precinct
- » Several parks/passive open space areas, including one adjacent to Mona Vale Road and the Village Centre, one on Lane Cove Road and two along a creekline in the southern part of Ingleside South Sub-precinct
- » Additional open space in the form of vegetated drainage corridors.

The details of the proposed open space provision are discussed below.

## 7.5 The quantum of open space

Application of the notional standard for open space of 2.83 ha/1,000 people adopted by Council suggests that Ingleside Precinct will require around 29.8 ha of open space (passive and active) for the forecast population of residents.

The draft Structure Plan has made provision for 15.7 ha to be open space, comprising 10.0 ha for active open space and 5.7 ha for passive open space. On the face of it, this level of provision would appear to be well below what the standard suggests would be required for a population of this size.

However, Council has stressed that, notwithstanding the standard, the quantum of open space to be provided in Ingleside Precinct should reflect assessed need.

In assessing this need, it is noted that the draft Structure Plan also provides for:

- » 24.9 ha of land for Environmental Management
- » 192.7 ha of land for Environmental Conservation
- » 23.6 ha of land for National Park.

This is in addition to the existing national park and other bushland areas adjacent to the precinct. These areas have potential to contribute significantly to meeting recreational needs, particularly the Environmental Conservation lands along the riparian corridors, where inclusion of walking tracks will be a permissible use.

Given the recreational potential of these areas and the Precinct's proximity to the wider recreational opportunities available in the region associated with the beaches and other waterways, Council has advised that the quantum of passive recreational open space proposed within the draft Structure Plan is adequate.

As noted previously, Council's main concern with regard to open space is that the Precinct can satisfy its own needs for sporting open space, as there is a shortfall across the LGA. The inclusion of 10 ha for active open space, in allowing for the provision of the equivalent of six single playing fields, will adequately address this need.

The proposed quantum of land for public open space is therefore considered to be adequate.

## 7.6 Requirements for active open space

### 7.6.1 Sporting fields

As noted above, Council's primary concern is to have some sporting fields within the precinct, as there is a shortfall across the LGA. The draft Structure Plan's proposed active open spaces are seen as an adequate provision as:

- » The 10 ha of active open space will enable the equivalent of six new (single) sports fields to be provided within the limited areas of level land available.
- » The provision of six playing fields exceeds other recognised standards for sports field provision for new release areas (e.g. Blacktown City Council standard of 1 sports field/1,850 people), which is considered reasonable, given the shortfall in surrounding areas and distance of this precinct from other sporting options.
- » The proposed arrangement of sports fields (in cluster and co-located arrangements) represents a sustainable approach to sports field provision. Larger sports field complexes can accommodate a range of sports (including, soccer, rugby league, rugby union, cricket, athletics, netball and AFL), with particular sporting uses to be determined once the precise needs and preferences of the population can be ascertained. Planning for multi-purpose sports fields provides greater flexibility by enabling programming of exact sporting use to occur at a later date and to adapt to changing sporting preferences and demands over time. The clustering of sports fields also enables facilities to be suitable for both competition and training and allows for economies in providing amenities and parking areas.
- » The proposed sports fields are distributed between Ingleside North and Ingleside South Sub-precincts so as to provide reasonably equitable access to sporting open space.

### 7.6.2 Outdoor courts

The new Ingleside population will generate some demand for outdoor sports courts (e.g. for tennis and netball). Pittwater Council does not have a standard for planning courts, but instead bases provision on assessed need. As it is not possible at this stage of the planning process to assess what this need might be, reference has been made to standards adopted in other Growth Centre precincts. Based on Blacktown Council's standard of 1 netball court / 3500 people and 1 tennis court / 4500 people, the Ingleside population would generate a need for three netball courts and two tennis courts.

Courts for these sports are typically clustered into larger complexes for competition and training purposes, and so tend to be provided on a wider district or regional basis. The small number of courts required in Ingleside Precinct would not create a viable venue. In addition, the site's steep topography and its lack of a central location make it unsuitable for the inclusion of a larger, district sports complex. The demands of the new Ingleside community for outdoor sports courts, therefore, should be met off-site, elsewhere in the Pittwater LGA.

The Pittwater *Public Space and Recreation Strategy 2014* identifies the need for more netball courts, particularly for training, and proposes an investigation to occur into this need. The needs of the new Ingleside community should also be addressed through this investigation.

### 7.6.3 Aquatic centres and indoor sport facilities

The forecast population for Ingleside alone will not meet the thresholds to justify indoor sport and aquatic facilities within the Precinct; however, it will contribute to demand for these facilities in the wider LGA.

The Pittwater *Public Space and Recreation Strategy 2014* proposes supporting the Northern Beaches Indoor Sports Centre at Warriewood in its expansion from a four court, to a six court facility. The needs and demands of the new Ingleside community for indoor sport and recreation could be met through this expansion.



The Strategy also recommends Council consider the development of an indoor aquatic centre, after 2017. This presents the opportunity to address any additional demand from the Ingleside community for aquatic facilities in any future investigations.

In terms of fitness, aerobic and gym facilities, these are most commonly provided by the private sector, as demand emerges. The proposed multi-purpose community centres for Ingleside will also contain spaces suitable for activities such as yoga, dance and children's martial arts and gymnastics classes.

## 7.7 Requirements for passive open space

### 7.7.1 Parks

The planning of open space should ensure equitable access to recreation opportunities. A commonly recognised standard for passive open space involves ensuring all residents are within 400-500 metres walk from a park.

In terms of the distribution of the proposed open space, Council has expressed a preference for fewer, but larger centralised parks, rather than a large number of small parks that would see all residents within walking distance of a park. This recognises the spread of bushland and creekline corridors throughout the Precinct, providing easy access to green spaces, and a need for access to some larger parks that have a quality level of embellishment.

The proposed distribution of open space meets these objectives and provides reasonably equitable access. The proposed parks range in size from 0.3 ha to 2.1 ha (with the exception of a very small area of open space – 0.14 ha - at the intersection of Mona Vale Road and Lane Cove Road which will form the frontage to the neighbourhood retail centre). The Ingleside North sub-precinct contains 4.3 ha of passive open space, including two larger parks of 2.14 and 1.09 ha.

The Ingleside South sub-precinct contains 1.4 ha of passive open space, comprising three local parks ranging in size from 0.37 to 0.53 ha. These local parks have been sited to provide close access for residents of the medium density housing, where needs for open space will be greatest. This sub-precinct also includes the opportunity to create passive recreation and play areas in association with the active open space in Wattle Rd / McLean St. Together, the proposed areas of open space will provide reasonable access from all parts of the sub-precinct.

It is important that the open space provided be not only adequate in quantity, size and distribution; it must also be of a quality and include an appropriate level of embellishment that supports a wide range of passive recreational uses. Potential inclusions/embellishments include:

- » Grassed open spaces
- » Pathways
- » Play equipment and opportunities for children of different ages
- » Dog off-leash areas/dog parks (identified as important amenity by the Pittwater community – refer section 7.1.3)
- » Plantings and trees
- » Seating, barbeque and picnic facilities
- » Signage, lighting, drinking fountains
- » Informal ball courts and other recreational opportunities for young people (refer section 'Activities for young people' below)

Passive open spaces throughout the precinct should be unique, each providing a variety of different offerings. They should together form a comprehensive network of open space that collectively meets a diverse range of community interests and needs.

Passive open space should also be provided and well integrated within the proposed neighbourhood retail centre. This open space should have a more 'urban' feel or character. This may include the provision of a village green which could be developed as a key community gathering place and focal point; an outdoor venue for informal meeting, gathering, socialising and play and for programmed events such as festivals, markets and performances.

### 7.7.2 Playgrounds

A network of playgrounds should be provided in local parks across the Ingleside Precinct. Playgrounds encourage children to engage in non-organised physical activity and provide important community meeting places that encourage social interaction and assist social cohesion. These playgrounds should collectively provide a range of play environments for children of various ages and a range of play experiences.

Council's preference (outlined in the *Pittwater Public Space and Recreation Strategy 2014*) is for the provision of fewer, larger playgrounds with higher levels of amenity including shade, seating and fencing and toilets where appropriate. While this should be acknowledged in the planning of the Ingleside Precinct, it should not compromise the provision of equitable access to play opportunities for all residents in the Precinct.

Larger playgrounds, catering to various ages and abilities, should also be located within each of the two sub-precincts, especially close to the proposed medium density housing. These playgrounds should also include challenging play opportunities for older children.

### 7.7.3 Activities for young people

Other amenities that cater to older children and young people should also be included in open space in the Ingleside Precinct. Options include facilities for skateboarding, rollerblading, bike/BMX and scooter riding (identified as emerging popular activities for children 5-14 years in national and state sport and recreation participation rates). Other possible facilities include half courts for informal ball games and climbing walls. As noted in the *Pittwater Public Space and Recreation Strategy 2014*, such facilities and spaces are important for young people who are not interested in structured sporting activities.

Precise facilities for young people to include within the parks will require further discussion between Council and the incoming population of Ingleside.

### 7.7.4 Linear open space

Riparian corridors throughout the site present opportunities to create a network of linear open space via tracks and trails along the corridors, providing access to natural areas and additional opportunities for passive recreation. These linear open spaces should achieve the directions relating to walking and cycling outlined in the *Pittwater Public Space and Recreation Strategy 2014*, and assist and encourage future residents to engage in physical activity.

The current draft Structure Plan proposes open space following the drainage corridors. This open space should be appropriately maintained to create the amenity of a natural bushland setting and include embellishments to create valuable, usable open space for passive recreation. Embellishments must be located outside of any core conservation areas (with buffers provided between) so as not to impinge on the future ecological value of the corridor. Suitable embellishments include:

- » Pathways and cycleways – this is key infrastructure to support recreation activities such as walking, jogging/running and cycling (identified as key non-organised sports and recreational activities in NSW and popular activities of Pittwater LGA residents – refer Section 7.1.3). Where possible, the pathway network should include shared-use 2.5-3 metre wide paths. The critical success factor for these pathways is ensuring that they are safe by having passive surveillance and regular activity nodes and points of interest, such as:
- » Fitness equipment (also supports participation in non-organised physical activity)

- » Seating, barbeque and picnic facilities
- » Signage and lighting
- » Playgrounds
- » Community gardens
- » Interpretive signage (cultural heritage and environment).

The draft Structure Plan proposes linear open spaces that link residents to local parks and key amenities (e.g. community centres, school and the village centre). It is recommended that the linear open space connections are further linked to pedestrian and cycle paths throughout the street network to establish a holistic, robust pedestrian and cycle-friendly environment and to promote connectivity and active transport.

It should be noted that any proposals for the retention of land along these corridors in private ownership will limit opportunities for public access and the creation of the proposed linkages. It is therefore, recommended that such arrangements be avoided or limited where possible.

## 7.8 Regional facilities

It is envisaged that the regional and wider district level open space, sport and recreation facility needs of the new Ingleside Precinct community will be met through the existing regional level facilities provided in the wider LGA and Northern Beaches region. It is however, acknowledged that many of these facilities are already under pressure from high demand generated by existing residents – a matter for further consideration by Pittwater Council.

## 7.9 Conclusion

In terms of local open space and recreation facilities, this study has identified a need for:

- » 15.7 ha of land to be public open space, as identified in the draft Structure Plan
- » Multipurpose sports fields to accommodate training and competition for a range of different sports (dependant on future demand and programming). The quantity of sports fields (equivalent to six single fields), arrangement and distribution (a cluster of two double fields in Ingleside North sub-precinct and two co-located single fields in Ingleside South sub-precinct) proposed in the draft Structure Plan is appropriate to meet the needs of the future community
- » Passive local open space distributed to ensure equitable access for future residents and of a quality and level of embellishment to support a range of passive recreational activities
- » Linear open space in Environmental Conservation areas along riparian corridors that provide walking and cycling connections between amenities and access to natural areas.

The future Ingleside community will also rely on existing open space and recreation facilities in the sub-region for access to regional open space, indoor sports courts, outdoor court complexes and aquatic facilities.

## 8 Conclusion

This study has considered the community facilities, human services and open space that will be required to meet the needs of the future population of the Ingleside Precinct, in order to create a community that will meet the objectives identified in Pittwater Council's policies and be socially sustainable.

Relevant policies and objectives of the NSW Government and Pittwater Council have been reviewed to provide the guiding framework for the planning and provision of community facilities and open space.

The study has considered the social context of the precinct and characteristics of the existing population of Ingleside, currently estimated at around 1,000 people and containing a high proportion of family households with older children. Population characteristics of nearby Warriewood Valley have also been examined, to provide useful insights into the characteristics of people likely to move into the Ingleside Precinct in future.

Existing human services, community and recreational facilities and open space in and around the Ingleside precinct and their capacity to absorb demand likely to be generated by future residents have been assessed. Social infrastructure within Ingleside is currently very limited. However, a wide range of local and district level services and facilities is available in Mona Vale, Warriewood, Terrey Hills and Elanora Heights, including many schools, community centres and medical facilities. The surrounding area also offers a large number of open space and recreational opportunities, including the adjacent national parks and nearby beaches. Key issues include the capacity of local schools, with limited capacity in primary schools but some spare capacity in high schools, the limited availability of sporting facilities, poor access to community meeting and activity space and an identified shortage of activities for young people. On the basis of this assessment, new local services, facilities and additional active open space will be required to cater for the future population of Ingleside.

The draft Structure Plan for Ingleside shows that the precinct could accommodate around 3,400 new dwellings in a mix of low density (45%), medium density (47%), very low, environmental living (7%) and mixed use (1%) styles. Applying average household sizes for these types of dwellings within the LGA from the 2011 Census indicates that the future population is likely to be around 9,000 people, with around 5,000 living north of Mona Vale Road and around 4,000 living to the south of Mona Vale Road. Evidence from other new development areas, including Warriewood Valley, suggests that the majority of households will be young families with or without young children, with some second or third home buyers and some older people wanting to live near other family members. Most households would be expected to be on moderate or high incomes, with both parents working. Rates of car ownership will be high.

On the basis of these population estimates, assessment of existing facilities and consultation with State and local government agencies, the following community facilities are recommended for inclusion within Ingleside precinct:

- » Two moderately sized multi-purpose community centres (with one in Ingleside North and one in Ingleside South), to be owned and managed by Pittwater Council, with the potential for a community run pre-school in one of the centres
- » One public primary school
- » Local medical centre/s
- » 3-4 privately operated childcare centres (depending on size).

In terms of local open space and recreation facilities, this study has identified a need for:

- » 15.7 ha of land to be public open space, as identified in the draft Structure Plan
- » Multipurpose sports fields to accommodate training and competition for a range of different sports (dependant on future demand and programming). The quantity of sports fields (equivalent to six single fields), arrangement

and distribution (a cluster of two double fields in Ingleside North sub-precinct and two co-located single fields in Ingleside South sub-precinct) proposed in the draft Structure Plan appears adequate to meet the needs of the future community

- » Passive local open space distributed to ensure equitable access for future residents and of a quality and level of embellishment to support a range of passive recreational activities
- » Linear open space in Environmental Conservation areas along riparian corridors that provide walking and cycling connections between amenities and access to natural areas.

The future Ingleside community will also rely on existing open space and recreation facilities in the sub-region for access to regional open space, indoor sports courts, outdoor court complexes and aquatic facilities.

## 9 References

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