

# **Agenda**

## **Ingleside Community Reference Group**

Notice is hereby given that an Ingleside Community Reference Group meeting of Pittwater Council will be held in the Meeting Room, Pittwater Rugby Park, 1472 Pittwater Road, Warriewood on

***18 November 2014***

Commencing at 4:00pm for the purpose of considering the items included on the Agenda.

**Steve Evans**  
**DIRECTOR, ENVIRONMENTAL PLANNING & COMMUNITY**



All Pittwater Council's Agenda and Minutes are available on Pittwater's website at [www.pittwater.nsw.gov.au](http://www.pittwater.nsw.gov.au)

## **Statement of Respect**

**Pittwater Council promotes and strives to achieve a climate of respect for all and endeavours to inspire in our community shared civic pride by valuing and protecting our unique environment, both natural and built, for current and future generations.**

**We, the elected members and staff of Pittwater Council, undertake to act with honesty and integrity, to conduct ourselves in a way that engenders trust and confidence in the decisions we make on behalf of the Pittwater Community.**

For information in relation to this agenda or to give an apology, please call Pamela Tasker on 9970 1663 or email [pamela\\_tasker@pittwater.nsw.gov.au](mailto:pamela_tasker@pittwater.nsw.gov.au)

**Voting Members of the Committee, namely**

Cr Julie Hegarty, Chairperson

**and the following Community Representatives:**

Mr Glen Ilic, Wilga Wilson Residents Association  
Mr David Seymour, Katandra Bushland Sanctuary  
Mr John Simmonds, Sydney Conference Training Centre  
Mr David Palmer, Pittwater Natural Heritage Association  
Mr Dick Clarke, Elanora Heights Residents Association  
Mr Stephen Choularton, Bayview & Ingleside Residents Association  
Ms Linda Haefeli, Climate Action Pittwater  
Mr Chris Hornsby, Warriewood Valley Residents Association  
Ms Roberta Conroy, Bayview – Church Point Residents Association  
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment  
Mr Stephen Smith, Wirreanda Valley Residents Association  
Mr Ian Longbottom, Galstaun College  
Ms Anne Jeffrey, Bayview Heights Estate Owners Group  
Mr Philip Rosati, Pittwater Resident Representative  
Mr Conrad Grayson, Pittwater Resident Representative

**The following Technical Advisors (non-voting):**

Ms Liz Gonzalez, NSW DP&E  
Mr Paul Robilliard, NSW DP&E  
Mr Stuart McGowan, UrbanGrowth NSW

**The following Council Advisors (non-voting)**

Mr Steve Evans, Director, Environmental Planning & Community  
Mr Chris Hunt, Director, Urban & Environmental Assets  
Mr Andrew Pigott, Manager, Planning & Assessment  
Mr Mark Beharrell, Manager, Natural Environment & Education  
Mr Les Munn, Manager, Reserves & Recreation  
Ms Melinda Hewitt, Manager, Place Management  
Ms Jane Mulroney, Manager, Community Engagement & Corporate Strategy  
Mr Mark Shaw, Manager, Urban Infrastructure  
Ms Liza Cordoba, Principal Officer – Land Release  
Ms Tija Stagni, Senior Strategic Planner – Land Release  
Ms Anja Ralph, Strategic Planner – Land Release  
Mr Robbie Platt, Assistant Strategic Planner – Land Release  
Ms David Bremner, Community Engagement Officer  
Ms Pamela Tasker, Minute Secretary / Administration Officer

**Invitees:**

All Councillors

# C H A R T E R

## INGLESIDE COMMUNITY REFERENCE GROUP

<b>Established:</b>	24 June 2013
<b>Function:</b>	This Reference Group will consider and resolve on matters relating to the Precinct Planning Process for Ingleside.
<b>Aims:</b>	<p>To provide a safe and equitable forum where members, derived from registered community groups, community organisations and Pittwater residents:</p> <ul style="list-style-type: none"> <li>• Have equal opportunity to contribute and be involved in discussions with the Ingleside Project Team on relevant issues</li> <li>• Complement other elements of the broader consultation framework established for the Ingleside Precinct Planning Project</li> <li>• Act as another mechanism through which Council the Ingleside Project Team can bring items where consultation is required</li> <li>• Be a means of identifying innovative ideas that can enhance the precinct planning for Ingleside.</li> </ul>
<b>Composition/Membership:</b>	<ul style="list-style-type: none"> <li>➤ Up to fifteen (15) members consisting of: <ul style="list-style-type: none"> <li>- nominated representatives from registered Resident Associations within the Ingleside Release area;</li> <li>- nominated representatives from registered community groups with specific environmental, recreational, commercial or other interests;</li> <li>- business owners within the Ingleside Release Area or in the immediate vicinity;</li> <li>- persons with significant expertise and knowledge in land release area planning, development, urban planning or traffic planning.</li> </ul> </li> <li>➤ Interested observers are invited to attend. They must advise the minute secretary at least 24 hours in advance of their intention to attend. Observers are invited as observers and are not acting as regular members appointed to reference groups.</li> <li>➤ All other Councillors are invited to attend and observe.</li> </ul> <ul style="list-style-type: none"> <li>• <b>The Chairperson</b> elected by Council on 24 June 2013.</li> <li>• <b>The following Community Members:</b> <ul style="list-style-type: none"> <li>- Mr Glen Ilic, Wilga Wilson Residents Association</li> <li>- Mr David Seymour, Katandra Bushland Sanctuary</li> <li>- Mr John Simmonds, Sydney Conference Training Centre</li> <li>- Mr David Palmer, Pittwater Natural Heritage Association</li> <li>- Mr Dick Clarke, Elanora Heights Residents Association</li> <li>- Mr Stephen Choularton, Bayview &amp; Ingleside Residents Assoc</li> <li>- Ms Linda Haefeli, Climate Action Pittwater</li> <li>- Mr Chris Hornsby, Warriewood Valley Residents Association</li> <li>- Ms Roberta Conroy, Bayview–Church Point Residents Assoc</li> <li>- Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment</li> <li>- Mr Stephen Smith, Wirreanda Valley Residents Association</li> <li>- Mr Ian Longbottom, Galstaun College</li> <li>- Ms Anne Jeffrey, Bayview Heights Estate Owners Group</li> <li>- Mr Philip Rosati, Pittwater Resident Representative</li> <li>- Mr Conrad Grayson, Pittwater Resident Representative</li> </ul> </li> <li>• <b>Ex Officio Advisors</b> (non voting) being representatives from the Department of Planning &amp; Infrastructure or other advisors as required.</li> </ul>
<b>Quorum:</b>	A majority of members provided at least 1 Councillor is present.
<b>Reporting Procedures:</b>	Minutes of meetings to be reported to the Sustainable Towns & Villages Committee of Council for consideration.
<b>Meetings:</b>	Bi-Monthly or in accordance with the project milestones.
<b>Council Members Appointed:</b>	<b>Chairperson: Cr Julie Hegarty</b>

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## Ingleside Community Reference Group Meeting

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**The Director, Environmental Planning & Community  
has approved the inclusion of  
all reports in this agenda.**

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## **1.0 Apologies**

Apologies must be received and accepted from absent Members and leave of absence from the Ingleside Community Reference Group Meeting must be granted.

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## **2.0 Declarations of Pecuniary Interest/Non-Pecuniary Conflict of Interest**

Reference Group Members are advised of the following definitions of a "pecuniary" or "conflict" of interest for their assistance:

\* Section 442 of the Local Government Act, 1993 states that a "pecuniary" interest is as follows:

- "(1) **[Pecuniary interest]** A Pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person or another person with whom the person is associated.
- (2) **[Remoteness]** A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter."

The Probity Advisor has advised that it is necessary for members to declare any pecuniary or potential conflicts of interest at the outset so that all members are aware of such interests. Thereafter, it is only necessary for a member to declare if any change has occurred, in which case a further declaration is required, or if any items under discussion are specific to that member's property, in which case another declaration is required and members are advised to absent themselves from all relevant discussion on that specific topic.

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## **3.0 Confirmation of Minutes**

Confirmation of the Minutes of the Ingleside Reference Group Meeting held on 8 October 2014 (see Appendix 1).

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## **4.0 Issues Arising from Last Meeting**

### **4.1 Letter to Green Building Council of Australia**

At the last meeting of 8 October 2014 a presentation was given to reference group members by the Green Building Council of Australia. Following this presentation the chair requested a letter be sent to thank the Green Building Council. This letter is at Appendix 2.

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## **5.0 Discussion Topics**

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### **5.1 Draft Structure Plan and Status of Technical Consultants Studies to date**

#### **1.0 Background**

- 1.1 In March this year workshops were held with Reference Group members and the broader community to establish the community's vision for Ingleside.
- 1.2 At the meeting of 16 April 2014, Reference Group members were presented with the design workshop outcomes. The *Outcomes of the Design Workshops Report*, prepared by Elton Consulting was presented to Reference Group members on 16 April 2014.
- 1.3 Based on this feedback and feedback from other stakeholders such as servicing agencies and State Government authorities, and input from the various technical consultants, a Draft Structure Plan has been prepared for the precinct.
- 1.4 The Project Team is seeking the input of the Reference Group on the draft Structure Plan and the consultants' preliminary findings ahead of the community workshops commencing on 27 November 2014.
- 1.5 Elton Consulting has again been engaged to facilitate the Ingleside Community Reference Group meeting of 18 November 2014.

#### **2.0 Towards the Formal Exhibition Phase**

- 2.1 It is intended that the draft planning controls for the Ingleside Precinct will be formally exhibited in early 2015.
- 2.2 Feedback on the draft Structure Plan is being sought from the Ingleside Community Reference Group and broader community to inform the development of the draft planning controls prior to their exhibition next year.

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#### **3.0 Potential Planning Outcomes to date**

- 3.1 Potential planning and development outcomes, informed by stakeholder and community input as well as technical investigations to date, are shown on the draft Structure Plan (**Attachment 1**). It aims to:
  - balance development with conservation,
  - integrate the community's vision and driving principles,
  - provide a range of housing options to suit diverse community needs,
  - plan for facilities the new community will need including shops, community centres, parks and sporting facilities,
  - manage the impacts on the environment by conserving remnant vegetation, protecting water quality and managing the impacts of development on flooding.
- 3.2 The draft Structure Plan responds to the landscape, avoiding the ridgelines and visually sensitive areas. Opportunities to conserve heritage items and sites have been integrated, including heritage interpretation.

- 3.3 A network of wildlife corridors will provide connectivity across the precinct both north-south and east-west to allow for fauna movement between the surrounding National Parks and the escarpment. Pedestrian-cycle paths and informal parks will make the green corridors along creeks publicly accessible.
- 3.4 Four signalised or grade separated intersections along the upgraded Mona Vale Road will provide safe and efficient access into the precinct. Traffic will be encouraged to use this road as an alternative to Powderworks Road.
- 3.5 Stormwater detention and water quality treatment basins are designed to ensure that flooding conditions are not worsened due to the development and that runoff is treated to meet appropriate environmental standards.
- 3.6 Bushfire risk will be managed through the inclusion of Asset Protection Zones (APZ) within the Precinct. The majority of the APZs can be accommodated within the road corridors.
- 3.7 The draft Structure Plan, in its current form, has potential to provide up to 3000 dwellings within the Ingleside Precinct.

#### **4.0 The Sub-Precincts**

- 4.1 Based on the topography, biodiversity, road layout, availability of services, environmental constraints and development outcomes across the precinct, the draft Structure Plan has split Ingleside into four sub precincts – South Ingleside, North Ingleside, Bayview and Wirreanda Valley.

Consideration is being given to a staged release, based primarily on the ability to service the areas.

#### **4.2 South Ingleside**

- 4.2.1 Of the four sub precincts, South Ingleside is capable of being serviced first. Servicing infrastructure (water, sewer and electricity) can be augmented to necessitate development of this sub-precinct.
- 4.2.2 Much of the vegetation and fauna habitat is to be protected on Government and Council owned land. Creek line corridors are to be publicly owned, containing native vegetation, stormwater basins and pedestrian/cycle links.
- 4.2.3 Opportunities to dissuade through traffic movements using Powderworks Road continue to be investigated.
- 4.2.4 Medium density development takes advantage of the upgraded Mona Vale Road corridor and improved transport network. The southern extent of this sub-precinct, being less visually prominent, is also earmarked for medium density and provides a subtle transition from the adjoining Elanora Heights residential area.
- 4.2.5 A potential public school is located on Government owned land, with sports fields located on the current Department of Education & Communities site.

#### **4.3 North Ingleside**

- 4.3.1 Amplification to existing services (water, sewer and electricity) is necessary to the future development of North Ingleside. North Ingleside may be next in the sub-precincts in the development phasing however more detailed investigation needs to occur identifying the portion(s) of this sub-precinct where amplification works is more feasible.
- 4.3.2 Vegetation and wildlife corridors, as key features, link Ku-ring-gai Chase National Park in the north, and Katandra Bushland Sanctuary and the Ingleside Chase Reserve in the east. The majority of the remnant Coastal Upland Swamp community will be conserved in the precinct.

4.3.3 A centrally located neighbourhood centre with a range of uses is proposed to serve the local needs of the precinct and facilitate a sense of community. Medium density development adjacent to this centre takes advantage of its proximity to the upgraded transport network.

4.3.4 Opportunity to locate a school in this sub precinct encourages opportunities for shared sports fields with Gaulston College and the new community at Ingleside.

#### **4.4 Wirreanda Valley and Bayview**

4.4.1 Areas of significant high biodiversity are to be conserved within these two sub-precincts.

4.4.2 Due to the availability of services and environmental constraints including topography, landscape and soil characteristics, bush fire treats, no urban development is proposed within these sub-precincts. As a result there is insufficient demand to warrant the extension of water, sewer and electricity infrastructure to these areas.

4.4.3 The likelihood for increased rural subdivision potential is still being investigated.

#### **5.0 Technical Input**

5.1 The draft Structure Plan has been prepared by Cox Architects, based on inputs from the consultant team engaged to inform the planning investigations for Ingleside.

5.2 The following technical studies have been commissioned to provide inputs into the planning process. The purpose of each study is summarised below (the detailed scope of works for each study is available online at <http://www.inglesideplanning.com.au/about/background>):

- **Master Planning**

Cox Architects have been engaged as the master planner for the project. Their role is to prepare a structure plan and development control plan for Ingleside based on a synthesis of all inputs from consultants including urban design, landscape and visual analysis. Cox Architects have engaged Place Partners to undertake the landscape assessment and Richard Lamb & Associates to undertake the visual analysis component of the work.

- **Traffic and Transport Assessment**

AECOM has been engaged as the transport planners for the investigations. Their role is to assess the transport implications, including noise and vibration, of the proposed development and recommend any necessary infrastructure upgrades to address the traffic impacts.

- **Biodiversity, Riparian Corridors and Bushfire Assessment**

EcoLogical has been engaged to undertake an assessment of the ecology and riparian corridors within the investigation area. Ecological has also been engaged to assess the bushfire risk associated with the proposed development.

- **Water Cycle Management & Flooding Assessment**

Cardno has been engaged to prepare a water cycle management strategy for the precinct. Cardno has also been engaged to assess the flooding conditions in Ingleside.

- **Land Capability, Salinity and Contamination Assessment**

SMEC has been engaged to undertake a land capability, soil salinity and site contamination assessment of the precinct. The study will be used to determine the suitability of land within Ingleside for urban development.

- **Demographics and Social Infrastructure Assessment**

Elton has been engaged to undertake demographic analysis and assessment of the social infrastructure needs of the precinct based on the proposed development. The study will identify the demand for community, recreation and open space facilities within the precinct.

- **Employment and Retail Analysis and Economic Viability Assessment**

SGS has been engaged to identify the retail and commercial demands of the precinct. SGS are also engaged to provide advice on the economic feasibility, based on the level of development proposed and the infrastructure costs.

- **Non-Indigenous Heritage**

GML has been engaged to identify items of non-indigenous heritage significance and provide recommendations for their future management.

- **Indigenous Heritage**

Kelleher Nightingale has been engaged to identify items of indigenous heritage significance and provide recommendations for their future management.

- **Infrastructure Delivery and Servicing**

Cardno has been engaged to review and cost the infrastructure necessary for the precinct, as well as consult with utility suppliers to determine how infrastructure will be upgraded and delivered.

- **Developer Contributions**

GLN Planning has been engaged to prepare a Developer Contributions Plan for the Ingleside precinct. The plan will be informed by advice from the other disciplines particularly Cardno in relation to infrastructure delivery and costing.

5.3 With the exception of GLN Planning, the preliminary findings of each of the consultants have been provided (tabled separately to this agenda). A summary of the preliminary advice from GLN is provided in Section 6.0 below.

5.4 The following consultants have been invited to present to the Reference Group:

- Cox Architects
- AECOM
- EcoLogical
- Cardno (Infrastructure Delivery and Servicing)

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## **6.0 Key issues for the delivery of local infrastructure**

6.1 Council in its planning for Ingleside needs to establish an appropriate framework that will result in the coordinated provision of adequate, equitable and appropriate services and facilities to meet the demands of the future development.

6.2 An optimal mix of delivery mechanisms for infrastructure needs to be determined to ensure orderly development and minimise financial risk for ratepayers and broader Pittwater Community. These mechanisms could include developer contributions under Section 94 of the Environmental Planning and Assessment Act (EP&A Act), direct provision by developers through conditions of development consent, Voluntary Planning Agreements or Section 94A levies under the EP&A Act.

6.3 The fragmented land ownership pattern in Ingleside will require that any contributions plan include an extensive list of essential infrastructure, as it is unlikely that infrastructure will be able to wholly delivered through either negotiated Voluntary Planning Agreements or through conditions of development consent.

6.4 The following infrastructure known as 'essential works', include:

- Land for open space (including sporting facilities) and the base level embellishment

- Land for community services (does not include construction of the facility)
- Land and facilities for transport such as road works, traffic management, pedestrian and cyclist facilities but not carparking
- Land and facilities for stormwater management
- Costs of plan preparation and administration.

- 6.5 The Ingleside precinct is likely to be considered by the State Government as a 'greenfield' release area and as such the contribution rate is expected to be capped at \$30,000 per lot/dwelling. It is likely that the cost of providing infrastructure in Ingleside will exceed the \$30,000 per lot/dwelling cap.
- 6.6 To assist councils in meeting the cost of providing 'essential works' that exceed the capped developer contributions amount, the State Government has introduced the Local Infrastructure Growth Scheme (LIGS). LIGS funding is likely to be crucial for Council to recoup the gap cost in providing essential infrastructure in Ingleside. It is critical that the State Government commit to the gap funding for the life of the Ingleside development.
- 6.7 In addition, if the rezoning of the release area is to be staged, Council will need to ensure that the Contribution Plan's Infrastructure Schedule is constructed in a way that reflects the infrastructure needs of the sub-precincts as they are rezoned, as well as catering for any combined infrastructure needs generated by the broader release.

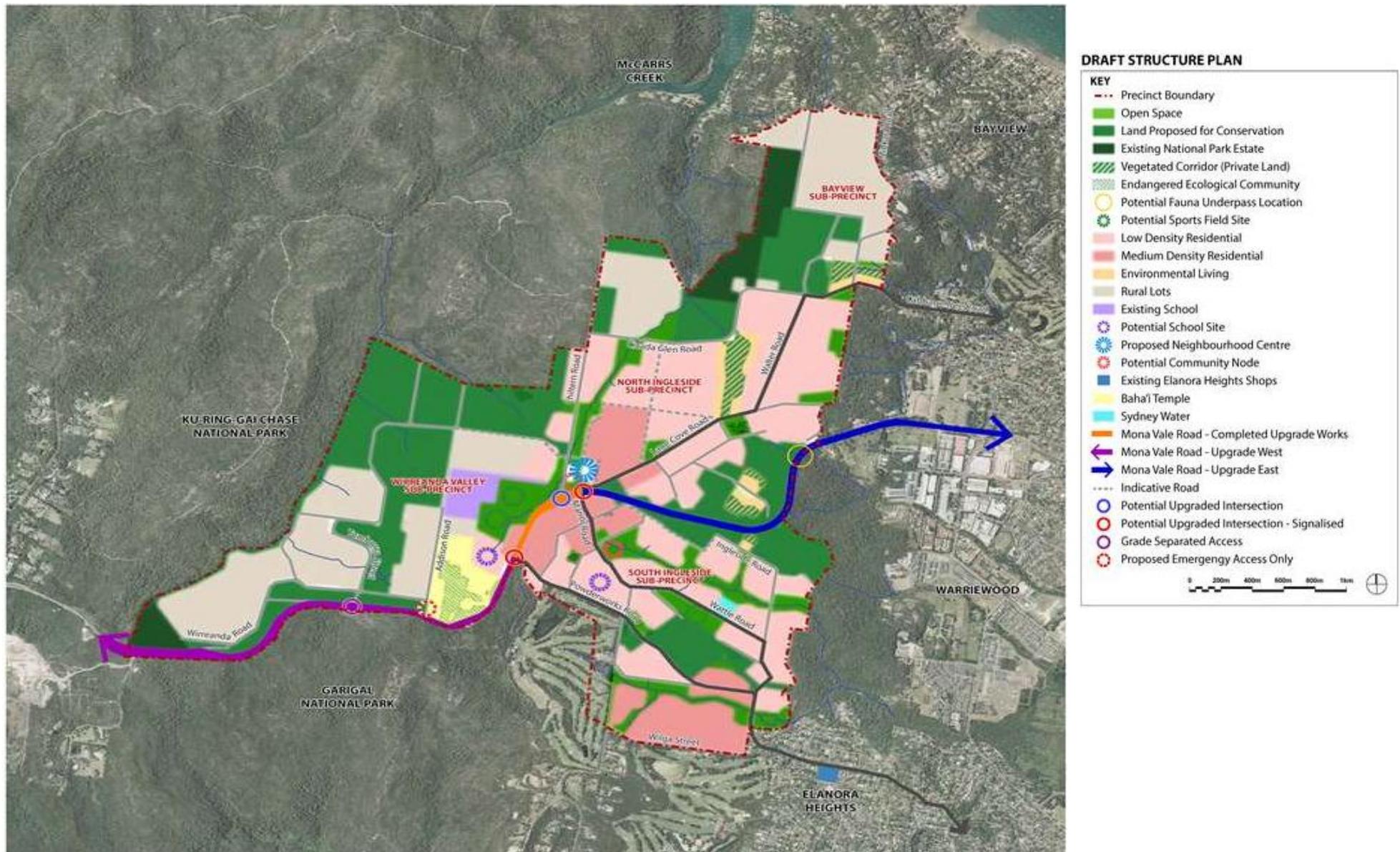
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## **7.0 Forward Path**

- 7.1 The version of the Structure Plan presented to the Reference Group is a first draft and will be revised based on the feedback received by this group before it is presented to the community at workshops in late November 2014. The feedback received from the Reference Group and the community will be used to inform the preparation of a draft zoning instrument and development controls, which will be exhibited in early 2015.
- 7.2 Reference Group members are encouraged to attend one of the three workshop sessions in late November.

Report prepared by  
Tija Stagni, Senior Planner - Land Release

Andrew Pigott  
**MANAGER, PLANNING & ASSESSMENT**



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## **5.2 Dissemination of information to respective associations**

Update to determine how information from reference group meetings is being disseminated to the community and how members are receiving feedback.

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## **5.3 Community workshop schedule**

Update on the second round of community workshops.

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## **6.0 General Business**

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## **7.0 Next Meeting**

The next meeting on the Ingleside Community Reference Group is anticipated to be held in early 2015.

# **Minutes**

## **Ingleside Community Reference Group**

***8 October 2014***

Held in the Conference Room of the Monash Country Club,  
Powderworks Road, Ingleside.

Commenced at 4.06pm.

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**Attendance:****Members of the Committee:**

Cr Jacqui Townsend, Chairperson  
Mr David Seymour, Katandra Bushland Sanctuary  
Mr John Simmonds, Sydney Conference Training Centre  
Mr David Palmer, Pittwater Natural Heritage Association  
Mr Dick Clarke, Elanora Heights Residents Association  
Mr Stephen Choularton, Bayview & Ingleside Residents Association  
Mr Antony Edye, Climate Action Pittwater  
Ms Roberta Conroy, Bayview – Church Point Residents Association  
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment  
Mr Stephen Smith, Wirreanda Valley Residents Association  
Mr Dennis White, Wirreanda Valley Residents Association  
Mr Ian Longbottom, Galstaun College  
Ms Anne Jeffrey, Bayview Heights Estate Owners Group  
Mr Conrad Grayson, Pittwater Resident Representative

**Technical Advisors (non-voting):**

Ms Liz Gonzalez, NSW DP&E  
Mr Paul Robilliard, NSW DP&E  
Mr Peter Drivas, UrbanGrowth NSW  
Ms Deanne Forrest, Roads & Maritime Services  
Mr Richard Hine, Roads & Maritime Services  
Ms Davina Knox, Green Building Council of Australia  
Mr Luke Farr, Green Building Council of Australia

**Council Advisors (non-voting):**

Mr Andrew Pigott, Manager, Planning & Assessment  
Ms Liza Cordoba, Principal Officer – Land Release  
Ms Tija Stagni, Senior Strategic Planner – Land Release  
Ms Anja Ralph, Strategic Planner – Land Release  
Mr Robbie Platt, Assistant Strategic Planner – Land Release  
Mr David Bremner, Community Engagement Officer  
Ms Pamela Tasker, Minute Secretary / Administration Officer

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## **1.0 Apologies**

1. Apologies were received from the following members and leave of absence from the Ingleside Community Reference Group Meeting was granted:
  - Mr Glen Ilic, Wilga Wilson Residents Association
  - Ms Linda Haefeli, Climate Action Pittwater
  - Mr Chris Hornsby, Warriewood Valley Residents Association
  - Mr Philip Rosati, Pittwater Resident Representative
  
2. Mr Antony Edge attended as alternative delegate on behalf of Climate Action Pittwater.

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## **2.0 Declarations of Pecuniary Interest/Non-Pecuniary Conflict of Interest**

Nil.

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## **3.0 Confirmation of Minutes**

### **COMMITTEE RECOMMENDATION**

That the Minutes of the Ingleside Reference Group Meeting held on 16 April 2014 be accepted as a true and accurate record of the proceedings of that meeting.

(Mr Ian Longbottom / Mr Dick Clarke)

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## **4.0 Business Arising**

### **4.1 Representations from the Wilga Wilson Residents Association**

At the meeting on 16 April 2014 a letter was tabled by Mr Glen Ilic on behalf of the Wilga Wilson Residents Association. That letter, with a copy of the response received from the Department of Planning & Environment, was provided to all members.

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## COMMITTEE RECOMMENDATION

That the members note the letter from the Wilga Wilson Residents Association and the response from the Department of Planning & Environment.

(Mr David Palmer / Mr Ian Longbottom)

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### **4.2 Meetings Schedules**

1. Mr Robilliard addressed the meeting regarding the delay between ICRG meetings. The Charter does stipulate that meetings will be held bi-monthly or in accordance with the project milestones. The consultants and Technical Team have been busy working through the feedback from the workshops and the technical studies. This has taken some months. We are now at the next step, which is to come back to the ICRG with a draft Structure Plan; to be workshopped with ICRG members at the meeting on 29 October 2014. A discussion paper on the technical studies key findings will also be released prior to the second round of community workshops in November. Brendan Blakely from Elton Consulting will facilitate the workshop with the ICRG members.
  2. Ms Mulroney advised that the next ICRG meeting of 29 October is to brief members in detail on each of the technical consultants' progress to date. Observers will not be able to attend this meeting due to capacity constraints at the meeting venue. However, the second round of community workshops will be held November 11, 15 and 20 which community members are encouraged to attend. Invitations will be sent to Ingleside residents in coming weeks. Reference group members should encourage Ingleside landowners and interested parties to register for this second round of community workshops.
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### **4.3 Biodiversity Certification**

- Q:** Biodiversity certification is often mentioned in the Minutes of the Project Control Group meetings. Can we please have an explanation of the Biodiversity Certification process?
- A:** Mr Robilliard advised that the consultant from EcoLogical will be presenting to the next ICRG meeting to explain the bio-certification for this precinct.
- Q:** There are still a lot of teething problems with Biodiversity Certification. If it is decided that biodiversity certification is not suitable in Ingleside, can we go down another path or are we locked into this approach?
- A:** Mr Robilliard advised that although bio-certification is still a relatively new approach, the team felt that it would produce the best conservation outcome in a precinct with numerous land owners. We are not locked in to using this approach but we believe it will work well in this situation.
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## **5.0 Discussion Topics**

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**5.1****Presentation on the Mona Vale Road Upgrade**

Ms Deanne Forrest and Mr Richard Hine from the Roads & Maritime Service (RMS) addressed the meeting to provide an update on the Mona Vale Road (MVR) upgrade. A copy of the PowerPoint presentation is attached to the Minutes at Appendix 1.

**Q:** How long will these upgrades take to complete?

**A:** MVR east will likely take between 2 to 3 years due to the sandstone required to be cut through. It will be a similar timeframe for MVR west.

**Q:** There are still a lot of unknowns in terms of numbers. Where did the RMS get its dwelling numbers to model future traffic flows? What data is the traffic modelling based on?

**A:** The traffic modelling is based on various data. A preliminary development yield was provided to RMS by the Project Team which was the result of work done to date by various technical consultants. This information was combined with strategic modelling largely based on the Bureau of Transport statistics. Kimbriki Tip traffic data has also been considered.

**Q:** Is there a layer of urban design that goes into this project and when does this occur?

**A:** Yes, urban design for the MVR west section is currently underway by HBO+EMTB. This will feed into visual impact and landscape characteristics. They are currently reviewing the road design and trying to minimise impacts wherever possible. Sandstone cuttings will be recycled and reused for this project. The RMS's Urban Design Team ensures urban design is kept front and centre, and the Major Project Review Committee also reviews the proposal.

**Q:** Did you consult the Office of Environment and Heritage (OEH) throughout the process? What form will the proposed fauna crossing take?

**A:** Yes, OEH and the Royal Botanical Gardens have been consulted throughout this process. The plan is to link the two national parks with a fauna bridge and at least one underpass in the MVR west section. MVR East is still under assessment but it is a much tighter corridor.

**Q:** I assume the fauna bridge and underpasses are targeting larger animals?

**A:** Yes, we are also looking to erect fauna fencing wherever possible to channel fauna to these crossings.

**Q:** Will a pedestrian path be incorporated into the MVR east section?

**A:** There will be a pedestrian path between Foley St and Ponderosa Pde in Mona Vale. A path up the remainder of MVR east is still being investigated but it is planned to extend the shoulder to 3 metres. This will make it safer for cyclists and breakdowns but it is more challenging than other sections of the road as this is where the services need to be relocated.

**Q:** Are the utility and service providers being consulted in the early stages?

**A:** Yes, they have been consulted earlier than usual. We need to have the best appreciation of what will be needed in the future as we don't want to put roads in and then have to dig them up later for utilities. The Department of Planning & Environment and RMS are working closely with all service providers. Development is in part driven by the availability and cost of providing utilities. This will be covered in more detail at the next workshop by the consultant presenting on infrastructure delivery.

**Q:** What is the budget for the MVR upgrade?

**A:** We are currently funded to the planning approval stage. Construction funding is not yet available but we are in the best possible position to take advantage when it does.

**Q:** How did RMS come up with the preferred scheme?

**A:** The proposed option was deemed the preferred option following both an internal review and a design panel review. A 2009 Corridor Study recommended MVR west as most critically in need of upgrade. This is why it was addressed first. The Ingleside Precinct Planning process and the tanker accident last year have switched the focus on the MVR east section. We are now hoping to have both projects ready to proceed at the same time.

**Q:** Does the MVR west corridor take any land from the Baha'i Temple site.

**A:** We are in contact with the owners of the land containing the Baha'i Temple and we may require an easement for electricity.

**Q:** Is the Department of Planning & Environment sharing all available information with the infrastructure agencies and utility providers?

**A:** All relevant work to date has been disseminated to infrastructure agencies and service providers. We are confident they are providing their advice based on our up to date information.

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## **5.2 Presentation on the Green Star Communities Tool**

Green Star Communities is a rating tool which provides best practice benchmarks and third-party verification of the sustainability of precinct-wide developments.

Ms Davina Knox and Mr Luke Farr from the Green Building Council of Australia (GBCA) addressed the meeting and provided an overview of the Green Building Council's Green Star Communities Tool. A copy of the PowerPoint presentation is attached to the Minutes at Appendix 2.

**Q:** With so many different types of development being certified, are there any common requirements?

**A:** The aim of the tool is to be applicable to a wide range of developments provided they are masterplanned.

**Q:** How would the Ingleside project be certified under this tool?

**A:** The project team would need to approach the GBCA for an initial eligibility assessment. If successful, the project team would then continue to work with GBCA towards certification.

**Note:**

The Chair advised that a letter will be sent to the GBCA thanking them for their contribution.

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## **5.3 Warriewood Sewage Treatment Plant**

Ms Roberta Conroy (Bayview–Church Point Residents Association) spoke to a paper on the Warriewood Sewage Treatment Plan (STP) prepared by Mr Martin Porter of the Surfrider Foundation of Australia and Mr Angus Gordon.

Ms Conroy raised concerns regarding the capacity of the STP and the need for urgent forward planning given the population growth experienced in Warriewood and potentially in Ingleside. She also talked about the need for a deep water ocean outfall to address potential health issues associated with swimming at Turimetta Beach after heavy rain.

The Chair advised that Council has written to I-Part requesting they review the existing STP licence and impose additional environmental obligations in a new licence to improve system performance and infrastructure at the STP.

Mr Robilliard advised that the discussions with Sydney Water are ongoing concerning the projected population growth in the region and the need for adequate infrastructure. Sydney Water is subject to licencing from the Environmental Protection Authority (EPA) and it is possible they may need to upgrade their infrastructure to comply with any additional licencing requirements. Restrictions on licencing may provide opportunities for Sydney Water to consider different systems and investigate new technology to minimise environmental impact. In an area of western Sydney, Sydney Water they were told by the EPA that they were not able to increase discharge at one of their STPs without upgrades existing infrastructure.

**Q:** Who pays for the infrastructure at Ingleside?

**A:** It is usually a combination of the developers of the land and service providers.

**Q:** Is it possible to have Sydney Water present to this group? This has been requested at a previous meeting.

**A:** The Precinct Working Group has an ongoing dialogue with Sydney Water. A presentation from Sydney Water would be of more value at a later date. The Agenda for the 29 October meeting is already very full. This will include a presentation from the consultant investigating infrastructure delivery.

#### **ACTION POINTS:**

- **A presentation on infrastructure delivery will be given to the meeting on 29 October 2014. If (following that presentation) members still wish to hear from a representative of Sydney Water, then Sydney Water is to be invited to present at a future meeting.**
- **Should Sydney Water present to the ICRG, that they be requested to look at options for recycling and reusing water in Ingleside.**
- **Opportunities for future presentations by organisations that deal with new technologies for water conservation be investigated.**

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## **5.4 Updated Program**

The updated program was released via the Ingleside website. Reference Group members and email subscribers were advised of the updated program by email on 6 August 2014. Ms Cordoba spoke to this item.

The PCG reviewed the program based on dates for upcoming community workshops and the next ICRG meeting. Public exhibition will be in early 2015. Consultants' technical reports are to be released prior to exhibition. The ICRG meeting following release of these studies will be to discuss the findings of the technical reports.

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## **6.0 General Business**

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### **6.1 Department of Planning and Environment**

The Department is going through a restructure and the Department's name change reflects changes due to a realignment of government portfolios. Liz Gonzalez is the new Project Manager responsible for the Ingleside land release.

Ms Gonzalez provided a brief biography, advising her background is in town planning and ecology.

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### **6.2 Pittwater Council Organisational Restructure**

Pittwater Council has also gone through a restructure, with the creation of three new Business Units including Community Engagement & Corporate Strategy. Ms Jane Mulroney is now Manager of this Business Unit, and Mr David Bremner has been appointed to the position of Community Engagement Officer. Mr Bremner also provided a brief biography for the information of members.

The Chair advised that an Urban Designer (Ms Evy Anwar) has been employed by Council. Ms Anwar is situated in another newly created Business Unit, Place Management.

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### **6.3 'Fit for the Future' Local Government Reforms**

**Q:** Do you see the State Government's Fit for the Future local government reform program having any impact on the Ingleside land release process? What happens if they force amalgamation?

**A:** The State Government's position on this issue remains no forced amalgamations. It is our hope that Pittwater Council is identified as being a sustainable LGA. A report on this is being discussed at the next Council Meeting. Councils have been encouraged to have conversations with neighbouring councils regarding LGA boundaries. In terms of mergers at this time, nothing can be done without the consent of the councils involved. ICRG members are encouraged to lobby their local State Government member. If forced mergers were to occur we would like to think that any plans already in operation would proceed.

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### **6.4 Ingleside Residents**

**Q:** There was a comment from the first round of community workshops that Ingleside residents weren't given preference to attend the workshops. How can this be addressed in future workshop sessions?

**A:** Written invitations were sent to all Ingleside residents. The workshop sessions were not full and no one was turned away. Ingleside residents will again be sent invitations to any future workshop sessions. At future sessions, it is intended that residents will be placed on tables based on their area of residence to encourage conversations on mutual areas of interest.

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## **6.5 Next ICRG Meeting and Upcoming Community Workshops**

The Chair advised that due to venue constraints, the next ICRG meeting will be closed to observers. Reference group members should encourage residents to attend the community workshops which will be held:

*Tuesday 11 November at Monash Country Club - 6.30pm to 8.30pm.*

*Saturday 15 November at Monash Country Club - 2.00pm to 4.00pm*

*Thursday 20 November at Newport Community Centre - 6.30pm to 8.30pm.*

Invitations to these workshops will be posted to Ingleside residents in the coming weeks.

It is expected that workshop attendees will get a better idea of dwelling numbers and densities at these workshops.

**Note: Since the meeting of 8 October, dates of the next ICRG meeting and community workshops have been postponed. New meeting dates will be advised shortly.**

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## **7.0 Next Meeting**

The next meeting of the Ingleside Community Reference Group will be held 4pm to 6.30pm on Wednesday, 29 October, 2014 at Mona Vale Conference Room, above Mona Vale Library at 1 Park Street Mona Vale.

**Note: The next ICRG meeting scheduled for 29 October has been postponed. A new meeting date will be advised shortly.**

**There being no further business the meeting of the  
Ingleside Community Reference Group was concluded  
at 6.00pm on Wednesday, 8 October, 2014**



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23 October 2014

Davina Knox  
Green Building Council of Australia  
PO Box Q78 QVB  
SYDNEY NSW 2000

Dear Davina and Luke,

On behalf of the Ingleside Community Reference Group and the Ingleside Project Partners, we would like to thank you for the presentation you gave at the Ingleside Community Reference Group meeting of 8 October 2014.

The presentation you gave was informative and interesting and was well received by all.

Yours sincerely

Julie Hegarty  
Chair- Ingleside Community Reference Group

Email [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au) Web [pittwater.nsw.gov.au](http://pittwater.nsw.gov.au)

Mona Vale Customer Service Centre  
Village Park 1 Park Street, Mona Vale

Avalon Customer Service Centre  
59A Old Barrenjoey Road, Avalon

Support Services  
Units 11, 12, 13 + 16/5 Vuko Place, Warriewood

Boondah Depot  
1 Boondah Road, Warriewood