

**From:** Stephen Choularton [Bayview & Ingleside Residents Association]  
**Sent:** Friday, 12 December 2014 3:16 PM  
**To:** Paul Robilliard; Andrew Pigott; Liza Cordoba; Liz Gonzalez  
**Cc:** The Hon. Rob Stokes, MP; Cr Jacqueline Townsend (Mayor)  
**Subject:** Ingleside Land Release

Hi All

A message that came through loud and clear at all the meetings is the problems that servicing the new area will cause and the approach that Sydney Water intends to take which is basically at their own pace. This will not just affect North Ingleside but also South Ingleside where servicing of anything other than the areas adjacent to Elanora Heights will clearly be slow.

We believe that moving ahead with the whole area is very important particularly as the plan is now based upon the creation of a new village around the Mona Vale Road. In addition I think there is some concern that there is nothing really special from an environmental point of view about the development of the area although the green spaces are great.

In the past we have come across flowsystems (<http://flowsystems.com.au/>) and we took the opportunity to see them this week. They are a recognised utility and take a very different approach to servicing an area. In particular:

- they use a small bore pressurised system so sewage can rise up to 65 meters making it possible for them to service both sides of the Mona Vale Road avoiding the need to wait for Sydney Water to work its way up the hill,
- they reduce water requirements by 50% by automatically recycling all water back into the development for non-drinking use,
- they do not discharge any waste water out of the area reducing loads on down stream facilities and contamination, and
- their sewage facility is located within the development, indoors without any need for exclusion zones and the like.

The final costs to users are fixed by the same regime that control all the water utilities. Incidentally, they also supply electricity.

We all want to be proud about this sub-division and providing a worlds best standard water/sewage solution would be a feather in all our caps. I would like to arrange a meeting (they are at Circular Quay) so they can present to the Department and Council and hopefully we could find a way move forward that is not constrained by lack of services.

Look forward to hearing from you.

Stephen (President Bayview & Ingleside residents Association, Inc.)

Stephen Choularton PhD, FloD

On 18/12/14 4:52 PM, Paul Robilliard wrote:

Dear Mr Choularton,

I refer to your email below regarding Flow Systems and the Ingleside release area. With respect to infrastructure servicing, the most robust – and cost-effective – way to proceed with a re-zoning is to rely on the extension of existing utility infrastructure. Despite current negotiations being undertaken with Sydney Water to facilitate rezoning at Ingleside, alternate supply options are not ruled out, in particular where a group of land owners may have the capacity to negotiate a commercial agreement with an alternative provider. Any alternative solutions are unlikely to be more cost effective for servicing south Ingleside but may suit other parts of the release area where direct connection to Sydney Water's network will be more costly.

The information on development sequencing presented at the recent workshops is a sequence, not a timing for the delivery of infrastructure. The timing of provision of utility infrastructure will depend on the rate of development, the cost-effectiveness of servicing multiple development fronts simultaneously and the willingness of land owners to develop their land. The sequence is based on current information, but if development interest is strong in other parts of the precinct, the sequence and timing both can change.

With respect to Flow Systems, Cardno and officers from the NSW Department of Planning and Environment previously met with Daniel Hilson from Flow Systems (Executive Manager Utility Investment) on 11 April 2014 in relation to the Ingleside precinct. The position taken at the time by Department of Planning was to continue to pursue traditional service extensions for the purpose of the rezoning.

Sydney Water has undertaken a study to assess the commercial benefits associated with decentralised systems. This was presented to industry in a briefing earlier this year by Sydney Water personnel. The outcome of Sydney Water's study was that in circumstances where existing trunk infrastructure is in reasonable proximity, it is more commercially viable for developers to connect to the existing network. The tipping point for proximity to existing infrastructure was presented to be approximately 7 kilometres. Existing trunk infrastructure is in close proximity to the Ingleside Precinct.

The infrastructure servicing strategy report being prepared for Ingleside precinct by Cardno, to be released at the public exhibition stage together with the draft plan, will document the assessment of options for utility servicing in Ingleside, including the feasibility of private servicing options relative to servicing by Sydney Water.

I trust this information addresses your query ahead of the release of more detail on our technical investigations when draft plans are exhibited next year.

Regards,  
Paul

**From:** Stephen Choularton  
**Sent:** Friday, 19 December 2014 11:38 AM  
**To:** Paul Robilliard  
**Cc:** Andrew Pigott; Cr Jacqueline Townsend; Liza Cordoba; Liz Gonzalez  
**Subject:** Re: Ingleside Land Release

Hi Paul

Thanks for the email.

I understand the preference to use the more tries and true approach but I think that the owners in North Ingleside and probably the owners in South Ingleside who are adjacent to the Mona Vale Road would prefer a stand alone system. The reasons include the facts that:

- a commercial contractor would be more likely to bring the project to completion quickly, and
- a solution that is more environmentally friendly (lower water use, grey water re-use, treatment in a closed plant, no discharge into the environment and ultimately the sea if things go wrong) is very desirable.

I can say that development interest is strong in North Ingleside by the number of developers knocking on our doors. I cannot speak for all the landowners as I do not have contact with them all but I do know that of the 46.5 acres in the dark pink area on the corner of Chiltern and Mona Vale Road/Lane Cove Road, 30 acres are strongly in favour (including the village hub) and the general tenor of all the owners I have talked to is how can they make sure their land is in the developable areas and how quickly can it happen. Clearly the speed of delivery of services is critical.

Is there some mailing list of owners that can be used to pursue the matter as I am sure you will be quite amazed at how much the owners want to see this happen.

Stephen