



# AGENDA

## **INGLESIDE COMMUNITY REFERENCE GROUP MEETING**

Notice is hereby given that a meeting of the Ingleside Community Reference Group will be held at Monash Country Club, Ingleside.

**Wednesday 19 December 2018**

Beginning at 6:00pm for the purpose of considering and determining matters included in this agenda.

## **Committee Members**

Cr Ferguson	Chairperson
Cr De Luca	Northern Beaches Council
David Seymour	Katandra Bushland Sanctuary
David Palmer	Pittwater Natural Heritage Association
Dick Clarke	Elanora Heights Residents Association
TBC	Wilga-Wilson Residents Association
Stephen Choularton	Bayview & Ingleside Residents Association
Linda Haefeli	Climate Action Pittwater
Christopher Hornsby	Warriewood Valley Residents Association
Roberta Conroy	Bayview-Church Point Residents Association
Jacqui Marlow	Friends of Narrabeen Lagoon Catchment
Stephen Smith	Wirreanda Valley Residents Association
Ian Longbottom	Galstaun College
Anne Jeffrey	Bayview Heights Estate Owners Group
Conrad Grayson	Northern Beaches Resident Representative
Tess Wiseman	Garigal/Deep Creek Residents Association

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

Brett Whitworth	Acting Deputy Secretary Planning & Design, NSW DPE
David Kerr	General Manager Planning, Place & Community NBC
Andrew Pigott	Executive Manager Strategic and Place Planning NBC
Liza Cordoba	Manager Strategic and Place Planning NBC
Jeanne Thuez	Project Lead Ingleside Precinct NBC (Apologies)
David Boverman	Manager Development Assessment & Planning NSW RFS
Adonna See	Principal Planner
Robbie Platt	Principal Development Infrastructure Officer NBC
Ben Fallowfield	Local Emergency Management Officer NBC
Lindy Riese	Community Engagement Officer NBC

## **Technical Consultants (non-voting)**

Laura Gannon	Meridian Urban (Consultant engaged by DPE)
Lew Short	Blackash Bushfire Consulting (Consultant engaged by NBC)

## CHARTER: INGLESIDE COMMUNITY REFERENCE

<p><b>Established:</b> October 2013 and updated on ongoing basis</p> <p><b>Term: Councillors:</b> Appointment for 2 Years or until election care taker period</p> <p><b>Stakeholder Representatives:</b> All memberships cease when project concludes</p>	<p><b>Function:</b> This Community Reference Group will consider and resolve on matters relating to the Precinct Process.</p>
<p><b>Quorum and Voting</b></p> <ul style="list-style-type: none"> <li>The quorum for each meeting will be one half plus at least one Councillor. If a quorum is not present within 30 minutes within the commencement time of the meeting, the meeting shall become an informal meeting with no recommendations or decisions made.</li> <li>The Committee should have the intention of reaching consensus when endorsing items and recommendations.</li> </ul>	<p><b>Composition/</b></p> <p>The Chair is a Councillor or a nominated delegate.</p> <p>Membership of the Group comprises of up to 15 residents representing the following</p> <ul style="list-style-type: none"> <li>Stephen Choularton - Bayview and Ingleside Residents Association</li> <li>Roberta Conroy - Bayview-Church Point Residents Association</li> <li>Anne Jeffrey - Bayview Heights Estate Owners Group</li> <li>Linda Haefeli - Climate Action Pittwater</li> <li>Dick Clarke - Elanora Heights Residents Association</li> <li>Jacqueline Marlow - Friends of Narrabeen Lagoon Catchment</li> <li>Ian Longbottom - Galstaun College</li> <li>David Seymour - Katandra Bushland Sanctuary</li> <li>David Palmer - Pittwater Natural Heritage Association</li> <li>Christopher Hornsby - Warriewood Valley Residents Association</li> <li>Glen Ilic - Wilga Wilson Residents Association</li> <li>Stephen Smith - Wirreanda Valley Residents Association</li> <li>Conrad Grayson – Northern Beaches resident representative</li> <li>Tess Wiseman - Garigal / Deep Creek Resident Association</li> </ul>
<p><b>Reporting Procedures:</b></p> <p>Minutes of meetings to be reported to Council.</p>	
<p><b>Meetings:</b></p> <ul style="list-style-type: none"> <li>Meetings will usually coincide with the timing of key milestones for the project.</li> <li>Agenda items, time and venue will be provided to the members in an agenda at least two (2) weeks prior to the meeting.</li> </ul>	
<p><b>Ex Officio Advisors (non voting):</b></p> <p>Representatives from the Department of Planning &amp; Environment or other advisors as required.</p>	<p><b>Council Members Appointed:</b></p> <ul style="list-style-type: none"> <li>Councillor Ferguson (Chair)</li> <li>Councillor De Luca</li> </ul>

**Agenda for a meeting of the Ingleside Community Reference Group  
Wednesday 19 December 2018  
Monash County Club, Powderworks Road Ingleside  
Commencing at 6:00pm**

**1.0 Apologies**

1.1 Apologies received:

- George Koshy, Acting Executive Director Land Release NSW DPE
- Evelyn Ivinson, Acting Director Land Release NSW DPE
- Ian Bignell, Manager Land Release NSW DPE
- George Shepherd, Inspector NSW RFS

**2.0 Declaration of Pecuniary and Conflicts of Interest**

**3.0 ICRG Membership – Resignations and Alternate Members (Report)**

**4.0 Update on Ingleside Precinct - Inclusive of Presentations from  
Department of Planning and Environment, and DPE Bushfire Consultant**

**5.0 Q & A**

5.1 Please note the following:

- Questions are to the Chair
- If an issue has already been raised by a Committee Member or Member of the Public, please refrain from asking the same question

**6.0 Next Meeting**

**ITEM 3.0****ICRG MEMBERSHIP – RESIGNATIONS & ALTERNATE MEMBERS****REPORTING OFFICER****EXECUTIVE MANAGER STRATEGIC AND PLACE PLANNING****TRIM FILE REF****2018/780442**

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**EXECUTIVE SUMMARY**

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**PURPOSE**

To provide an update on the status of membership within the Ingleside Community Reference Group, and the attendance of alternate members at the ICRG Meeting of 19 December 2018.

**REPORT**

Council has received the resignation of Glen Ilic of the Wilga-Wilson Residents Association. The Association is yet to nominate a new member for consideration by the Reference Group Chair. Council has contacted all owners within the Wilga-Wilson area to confirm if a new representative will be nominated.

Council has also received the following member apology and alternate:

- David Palmer of the Pittwater Natural Heritage Association, with alternate member Marita Macrae attending in his place.

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**RECOMMENDATION OF ACTING PRINCIPAL PLANNER**

That the Ingleside Community Reference Group note the changes to membership and attendees at the meeting

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<b>ITEM 4.0</b>	<b>UPDATE ON INGLESIDE PRECINCT</b>
<b>REPORTING OFFICER</b>	<b>EXECUTIVE MANAGER STRATEGIC AND PLACE PLANNING</b>
<b>TRIM FILE REF</b>	<b>2018/778352</b>

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## EXECUTIVE SUMMARY

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### PURPOSE

To provide an update to the Ingleside Community Reference Group on the status of the Ingleside Planned Precinct.

### REPORT

In response to community concerns, because of the site's history, and in response to new requirements from the NSW RFS, the Department of Planning and Environment (DPE) engaged Meridian Urban to undertake a strategic bushfire risk assessment on the draft Structure Plan. The *Bushfire Risk Assessment for the Ingleside Planned Precinct* was recently released by the DPE.

Information on the progress of the planning investigations and bushfire report for the Precinct will be provided at the Ingleside Community Reference Group (ICRG) meeting by way of presentations by:

- o Brett Whitworth (Department of Planning and Environment)
- o Laura Gannon (Meridian Urban) – presentation on findings of recent bushfire risk assessment study

*Planning for Bush Fire Protection* (August 2018) is the third iteration of the *Planning for Bush Fire Protection* guideline produced by the NSW Rural Fire Service and follows the exhibition of the draft *Planning for Bush Fire Protection* in May 2017. It introduces the requirements for strategic bushfire risk assessment to be undertaken before land is rezoned.

In this regard, Chapter 4 of the *Planning for Bush Fire Protection* is specific to Strategic Planning. The following broad principles are to be applied and read as follows:

- *“ensuring land is suitable for development in the context of bush fire risk;*
- *ensuring new development on BFPL will comply with PBP;*
- *minimising reliance on performance-based solutions;*
- *providing infrastructure associated with emergency evacuation and firefighting operations; and facilitating appropriate ongoing land management practices.*

*Strategic planning should provide for the exclusion of inappropriate development in bush fire prone areas as follows:*

- a. the bush fire risk makes it inappropriate for new development to occur (in some cases, even despite compliance with PBP);*
- b. the development is likely to be difficult to evacuate during a bush fire due to its siting in the landscape, fire history and/or size and scale;*
- c. the development will adversely affect other bush fire protection strategies or place existing development at increased risk;*
- d. the development is within an area of high bush fire risk where density of existing development may cause evacuation issues for both existing and new occupants, and*
- e. environmental constraints to the site cannot be overcome.*

## **4.2 Strategic planning in bush fire prone areas**

*Strategic development proposals in bush fire prone areas require the preparation of a Strategic Bush Fire Study. The level of information required within such a study will be dependent upon the nature of the LEP amendment, scale of the proposal, the bush fire risk and its potential impact upon the wider infrastructure network. The Strategic Bush Fire Study provides the opportunity to assess whether new development is appropriate in the bush fire hazard context. It also provides the ability to assess the strategic implications of future development for bush fire mitigation and management.*

*A Strategic Bush Fire Study will include, as a minimum, the components in Table 4.2.1 (see following page).*

*Once these strategic issues have been addressed, an assessment of whether the proposal can comply with the relevant performance criteria within Chapters 5-7 should be carried out. If the strategic issues cannot be resolved then the proposal cannot comply with PBP.”*

### **CONCLUSION**

The safety of our residents is of paramount importance. Both, DPE and Council planners believe that continuing with the draft plan in its current state would introduce unacceptable risk to the community.

We are constantly learning new things about the pattern and behaviour of fires. The Strategic bushfire assessment is in line with latest research and NSW RFS' new risk assessment requirements. This report can be found on the NSW DPE's website via the following link: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Ingleside/Homes-and-jobs>

Any future development would need to be at a much lower scale and would need to guarantee that the road network could handle the extra development in the event of an evacuation. It would also need to include upgrades to the existing road network and bushfire defences.

A Ministerial direction will be issued to provide certainty for both the council and the community by ensuring the assessment of any planning proposal to rezone land in the area considers the independent bushfire risk assessment results.

The safety and security of our community is Council's number one priority. Presented with the in-depth bushfire investigations by the State Government, it was immediately clear that the current plans for development at Ingleside are simply not viable.

We understand this may be a disappointment for some of our residents. However, we must put current and future residents safety first and we support the State Government's plan to do further investigation to see what, if any, development is possible in the precinct.

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### **RECOMMENDATION OF EXECUTIVE MANAGER STRATEGIC AND PLACE PLANNING**

That the Ingleside Community Reference Group note the update and the presentation

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**Table 4.2.1**

Bush Fire Strategic Study

ISSUE	DETAIL	ASSESSMENT CONSIDERATIONS
<b>Bush fire landscape assessment</b>	A bush fire landscape assessment considers the likelihood of a bush fire, its potential severity and intensity and the potential impact on life and property in the context of the broader surrounding landscape.	<ul style="list-style-type: none"> <li>➤ The bush fire hazard in the surrounding area, including:               <ul style="list-style-type: none"> <li>➤ Vegetation</li> <li>➤ Topography</li> <li>➤ Weather</li> </ul> </li> <li>➤ The potential fire behaviour that might be generated based on the above;</li> <li>➤ Any history of bush fire in the area,</li> <li>➤ Potential fire runs into the site and the intensity of such fire runs.</li> </ul>
<b>Land use assessment</b>	The land use assessment will identify the most appropriate locations within the masterplan area or site layout for the proposed land uses.	<ul style="list-style-type: none"> <li>➤ The risk profile of different areas of the development layout based on the above landscape study;</li> <li>➤ The proposed land use zones and the resultant permitted land uses;</li> <li>➤ The most appropriate siting of different land uses based on risk profiles within the site (i.e. not locating development on ridge tops, SFPP development to be located in lower risk areas of the site); and</li> <li>➤ The impact of the siting of these uses on APZ provision.</li> </ul>
<b>Access and egress</b>	A study of the existing and proposed road networks both within and external to the masterplan area or site layout.	<ul style="list-style-type: none"> <li>➤ The capacity for the proposed road network to deal with evacuating residents and responding emergency services, based on the existing and proposed community profile;</li> <li>➤ The location of key access routes and direction of travel, and</li> <li>➤ The potential for development to be isolated in the event of a bush fire.</li> </ul>
<b>Emergency services</b>	An assessment of the future impact of new development on emergency services provision.	<ul style="list-style-type: none"> <li>➤ Consideration of the increase in demand for emergency services responding to a bush fire emergency (including the need for new stations/bridges); and</li> <li>➤ Impact on the ability of emergency services to carry out fire suppression in a bush fire emergency.</li> </ul>
<b>Infrastructure</b>	An assessment of the issues associated with infrastructure provision.	<ul style="list-style-type: none"> <li>➤ The ability of the reticulated water system to deal with a major bush fire event (particularly in terms of water pressure); and</li> <li>➤ Life safety issues associated with fire and proximity to high voltage power lines, natural gas supply lines etc.</li> </ul>
<b>Adjoining land</b>	The impact of new development on adjoining landowners and their ability to undertake bush fire management.	<ul style="list-style-type: none"> <li>➤ Consideration of the implications of a change in land use on adjoining land including:               <ul style="list-style-type: none"> <li>➤ The ability of adjoining and nearby land to carry a bush fire; and</li> <li>➤ Consideration of increased pressure on adjoining landowners to introduce or increase BPMs through the implementation of Bush Fire Management Plans as a result of the changes in land use.</li> </ul> </li> </ul>