



Minutes of the Ingleside Community Reference Group Meeting 19 December 2018

ATTENDANCE:

Committee Members

Cr Ferguson	Northern Beaches Council (Chairperson)
Cr De Luca	Northern Beaches Council
David Seymour	Katandra Bushland Sanctuary
David Palmer	Pittwater Natural Heritage Association
Dick Clarke	Elanora Heights 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 Department of Planning & Environment (DPE)
David Kerr	General Manager Planning, Place & Community, Northern Beaches Council (Council)
Andrew Pigott	Executive Manager Strategic & Place Planning, Council
Evelyn Ivinson	Acting Director Land Release, NSW DPE
Liza Cordoba	Manager Strategic and Place Planning, Council
Jeanne Thuez	Project Lead Ingleside Precinct, Council
Adonna See	Principal Planner, Council
Robbie Platt	Principal Development Infrastructure Officer, Council
Ben Fallowfield	Local Emergency Management Officer, Council
Lindy Riese	Community Engagement Officer, Council
Amanda Clarke	Secretariat to ICRG, Council
Kerrie Taylor	Secretariat to ICRG, Council

Technical Consultants/Invited Guests (non-voting)

Laura Gannon	Meridian Urban (Consultant engaged by DPE)
Lew Short	Blackash Bushfire Consulting (Consultant engaged by Council)
David Boverman	Manager Development Assessment & Planning NSW RFS
Craig Geddes	District Manager Northern Beaches NSW RFS



Ingleside Community Reference Group

Held on Wednesday, 19 December 2018
Monash Country Club, Powderworks Road, Ingleside
Commencing at 6pm,
2019/002007

1.0 Apologies

The following apologies were received from members of the ICRG:

- David Palmer - Pittwater Natural Heritage Association
- Jacqueline Marlow - Friends of Narrabeen Lagoon Catchment
- Ian Longbottom - Galstaun College
- Conrad Grayson - Northern Beaches Resident Representative
- Ivor Dacic – Wilga Wilson Residents Association Alternate

The Chair also noted apologies received from the following:

- George Koshy - Acting Executive Director Land Release, NSW DPE
- Jeanne Thuez - Project Lead Ingleside Precinct, Council
- Ian Bignell - Manager Land Release, NSW DPE
- George Shepherd – Inspector, NSW RFS

Declaration of Pecuniary and Conflicts of Interest

- Stephen Choularton – Investment in land at Ingleside
- Anne Jeffrey – Staff member (Children Services) of Northern Beaches Council

2.0 ICRG Membership – Resignations and Alternate Members (Report)

The following resignation was received:

- Glen Ilic – Wilga Wilson Residents Association

The following Alternate members attended:

- Joanne Tulau – Pittwater Natural Heritage Association
- Connie Harris – Friends of Narrabeen Lagoon Committee

3.0 Update on Ingleside Precinct - Inclusive of Presentations from Department of Planning and Environment (DPE) and DPE Bushfire Consultant

Evelyn Ivinson of DPE introduced Laura Gannon of Meridian Urban

Presentation by Laura Gannon, Meridian Urban (PowerPoint slides presented are attached).



Verbal presentation by Brett Whitworth, DPE on context for the study undertaken by Meridian Urban. (PowerPoint slides prepared for meeting slides are attached).

4.0 Questions & Answers (through the Chair)

- Q:** Why aren't we thinking about removing trees from the side of Mona Vale Road? Why aren't we opening up roads onto Mona Vale Road and allowing clearing on private property? Wasn't national park cleared in Frenchs Forest?
- A:** DPE confirmed that Mona Vale Road is a challenge. The Evacuation Study being commissioned will investigate this issue.
The land cleared at Frenchs Forest is not in the National Park.
- Q:** What will Council do to manage the current hazard and existing risk?
- A:** The Warringah Pittwater Bush Fire Management Committee's Bush Fire Risk Management Plan is in place and aims to minimize the risk of adverse impact of bush fires on life, property and the environment.
DPE advised that any investigations to support future development will investigate opportunities to improve scenarios for existing residents. There is existing risk whatever development occurs.
- Q:** When are we going to get town water?
- A:** There have been ongoing discussions with Sydney Water through the land release investigations. The Department will continue to communicate with Sydney Water about servicing the Ingleside area.
- Q:** We have made life decisions based on the draft structure plan. Is there a will in DPE to give us some certainty about the appropriate level of development? We fear this will go in the too hard basket.
- A:** DPE confirmed that the Minister for Planning has instructed that the DPE remains involved with the planning for Ingleside.
- Q:** We had a fire on our property, 7 units responded but 3 could not access the property as the roads were so bad.
- A:** Council has asked for details, and we will follow this up
[NB. Details on the matter have been received by Council and are being actioned]
- Q:** Can people attending this meeting receive a copy of the presentation?
- A:** Yes.
[NB. Attendees advised on 21 December 2018 that the presentations are available on Council website]
- Q:** A senior's housing development was recently approved in Terrey Hills. Terrey Hills does not have access to services and the roads cannot cope. How did it get approved?
- A:** Noted only. Approval via *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.
- Q:** I have lived in Ingleside for 40 years and have kept my property clear of vegetation and prepared for the bushfire season. I have a creek running through my property but Council won't allow clearing in the creek. The neighboring property is Government land that is over grown with vegetation



and encroaching on my property and I want it cleared. NSW Government employee inspected the neighboring property as well as the RFS. I asked RFS to clear the government owned property and they said there was no danger. There are no services to fight fires. I spoke to Council's Manager, Transport Network regarding the condition of the roads.

- A:** Council will investigate the road concerns. NSW RFS will need to meet with you separately as the RFS have statutory powers to issue clearing orders.
- Q:** The RFS ordered me to clear land and then Council issued me a fine for clearing my land. In 2014 a neighbor illegally cleared land. What strategy is in place for current residents? We pay large rates and property taxes. Where is the money going?
- A:** The RFS has legislative powers to enforce clearing (difficult in riparian zones). The emergency management panel considers how to manage the hazards. Any issues/concerns should be discussed with the paid employees of NSW RFS rather than RFS volunteers.
- Q:** Hasn't all the information you're presenting been around for years? Surely the questions should have been answered by now. Evacuation is obviously a problem. Why hasn't Council stopped any of the illegal industries in Wirreanda Valley?
- A:** The Warringah Pittwater Bush Fire Management Committee's Bush Fire Risk Management Plan is currently in place however does not consider any additional development.
- Q:** RFS Volunteers are complaining that green groups are always holding up hazard reductions.
- A:** RFS confirmed this is incorrect. Locally the RFS have great relationships with environmental conservation groups.
The State Government have funded water tanks for all RFS stations and have 2 bulk water tankers in Terrey Hills, and have aerial firefighting capabilities.
- Q:** The 1994 bushfires burnt properties in Warriewood Valley. We are concerned about water runoff too. Is DPE thinking about spot rezoning? How are you doing this without a plan for the area?
- A:** DPE confirmed it is not looking at spot rezoning for Ingleside. Any development potential will be based on investigations on a precinct scale.
- Q:** Why can't we have wide roads, sewer, water and infrastructure now? The rest of the suburbs will come later.
- A:** The Department has confirmed that the provision of infrastructure in Ingleside irrespective of development is an issue that they will be investigating, particularly with regard to water. They have confirmed that they will discuss these concerns with Sydney Water. The outcomes of the evacuation study will assist in determining any further infrastructure needs.
- Q:** Why can't we get services? I did not ask for 3400 homes in Ingleside. Who came up with that Plan? We want a ¼ acre block of land.
- A:** Ingleside was identified in the State's Metropolitan Delivery Programme for many years as a future land release area.
In 2014, DPE and Council commenced detailed planning investigations, including the community consultations based on technical studies and the



plan to deliver services. The information received from the community consultations was considered and incorporated in the draft Ingleside Structure Plan exhibited in December 2016, and considered the best way forward at the time.

- Q:** What is the reasonable timeline for rezoning? 3 years?
- A:** The evacuation report will take approximately 6 months and once that is completed, the next step is to allocate any development potential across the precinct in an equitable manner 6- 12 months. Rezoning maybe 3 years away.
- Q:** Why can't the locks be taken off the access roads to Mona Vale Road?
- A:** Historically, access roads onto Mona Vale Road have been closed due to safety concerns however existing traffic patterns will inform the modelling for the Evacuation Study to be prepared.
- Q:** What are you going to do to minimize fire danger this summer? Will you undertake fire protection measures in National Parks? Is there going to be any compensation to residents for damages?
- A:** RFS confirmed there is a hazard reduction programme in place that is constantly reviewed and monitored. RFS has limited power within the National Parks however the National Parks also have a planned reduction programme in place.
- Q:** How did Mirvac find out about the plan being pulled before residents?
- A:** DPE have met with some residents and have answered their enquiries. The Manly Daily article stating that Mirvac had sold its land interests in the precinct was incorrect as those lands remain in their possession. Developers were given the same message that has been given to all landowners regarding the bushfire issues that need to be investigated.
- Q:** We can evacuate in 30 minutes.
- A:** Existing evacuation measures will not be adequate for the level of development that was being proposed within the draft Structure Plan. DPE confirmed that evacuation study will assess additional people/ cars adjoining Ingleside as well as those already existing within the Ingleside area.
- Q:** If we allow the population to grow in Ingleside, doesn't that decrease the bushfire risk?
- A:** No. The risk is not isolated to inside the precinct, but coming from outside the precinct in the form of radiant heat and ember attack. More people will mean more people to evacuate.
- Q:** Is the cost of roads and water dependent on large scale development? If we have a smaller development say 400 dwellings how can we be sure we will have enough infrastructure?
- A:** Yes, any new development will need to fund the infrastructure upgrades and it will need to be of a scale that is feasible. The uncertainty is what that number will be and whether or not it will be sufficient to fund the necessary infrastructure upgrades. This is part of our challenge and something that we will investigate.



Q: Why was Crown Land in the area sold, when DPE are trying to acquire other private land?

A: Crown Land was sold but DPE was not aware until after the sale was completed.

DPE will, where possible, investigate opportunities to contain environmental conservation areas and other public infrastructure on public land.

5.0 **Next Meeting TBC**

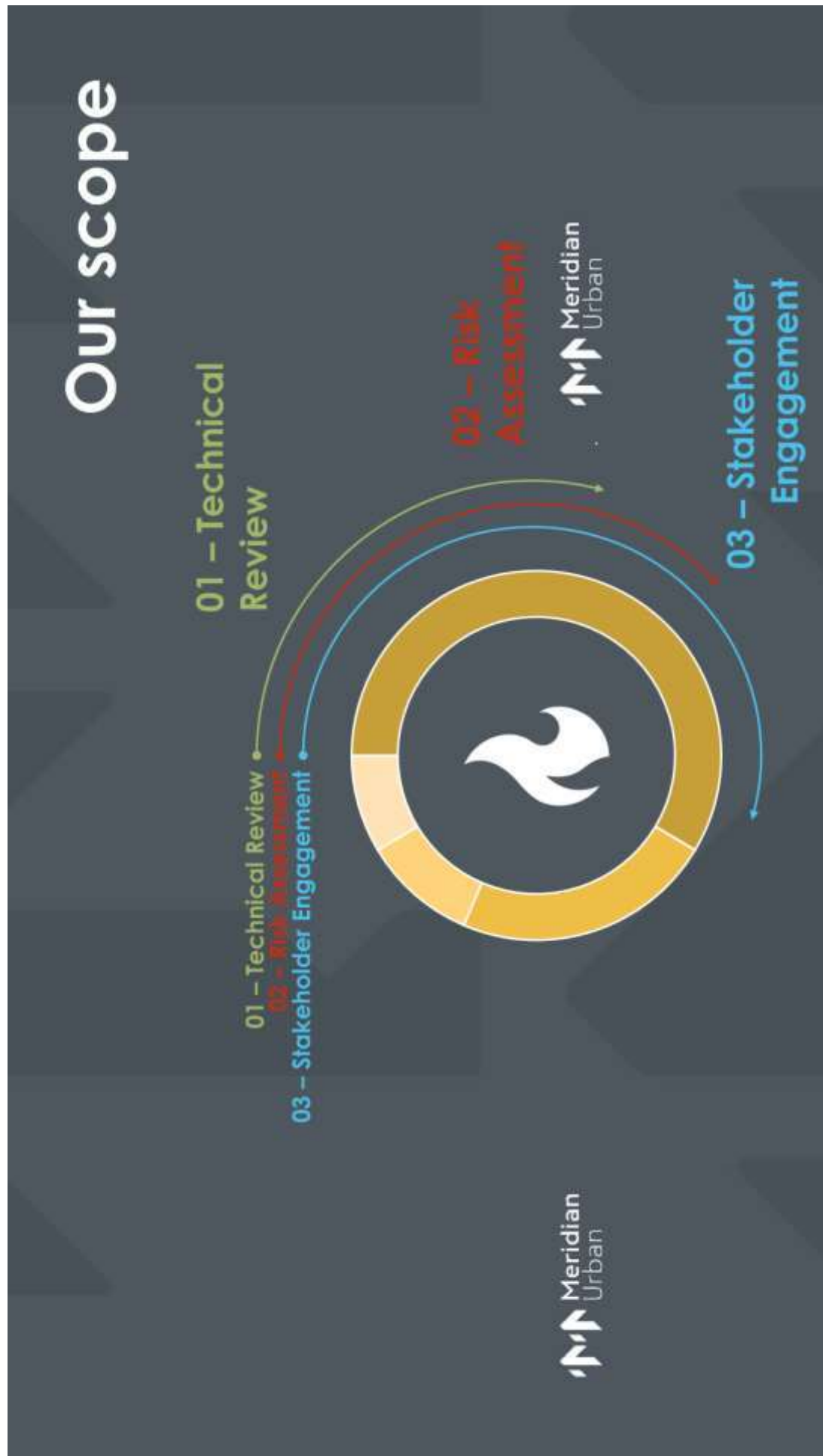


Ingleside Bushfire Risk Assessment

Ingleside Community
Reference Group Briefing

19 December 2018

A risk-based land use planning
approach to the strategic assessment
of bushfire risk in the Ingleside Precinct



Strategic v statutory processes

'Should' v 'how'

Line of sight international and national frameworks

Global and national increases in bushfire losses

Planning for Bushfire Protection 2018

Land use planning
is perhaps the
most potent policy
lever in addressing
future natural



Meridiana Urban
hazard risk

NSDR

Office of Emergency
Management

Productivity Commission Report to
Commonwealth Government



Integrated approach

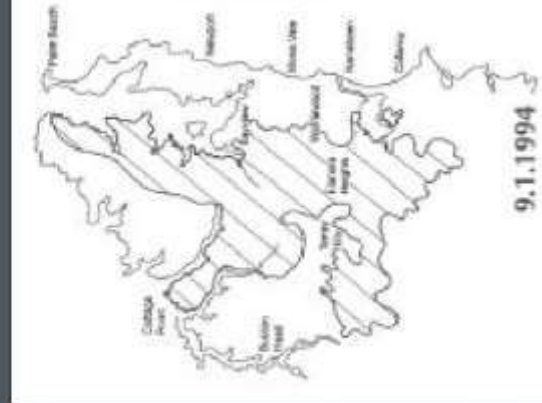
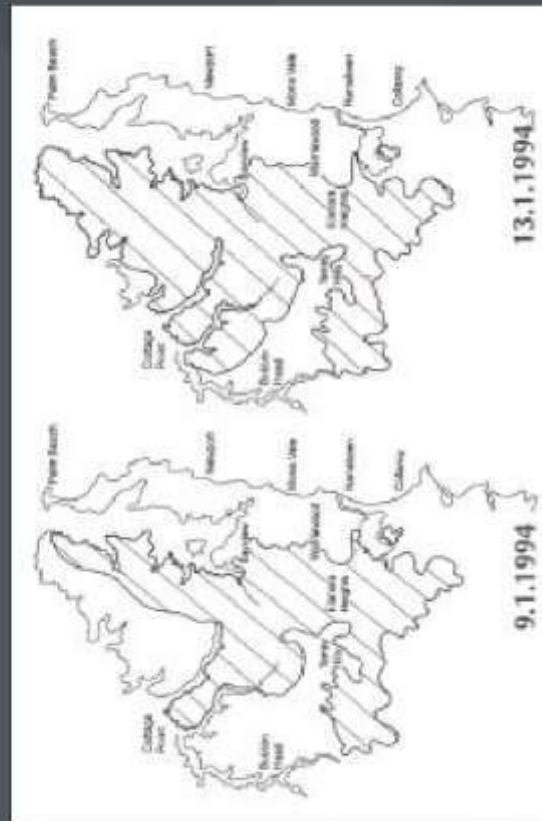
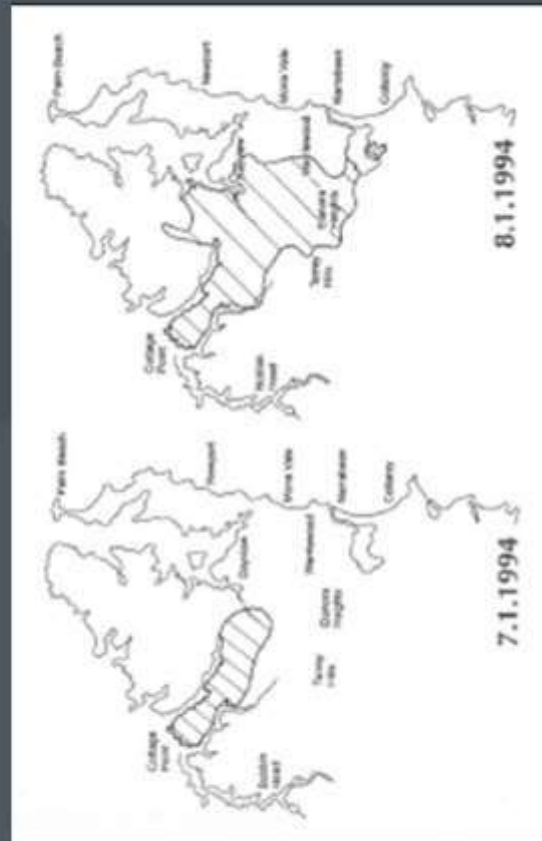


A risk-based land use
planning approach to
the strategic assessment
of bushfire risk in the
Ingleside Precinct,
adopting an integrated
resilience-based lens

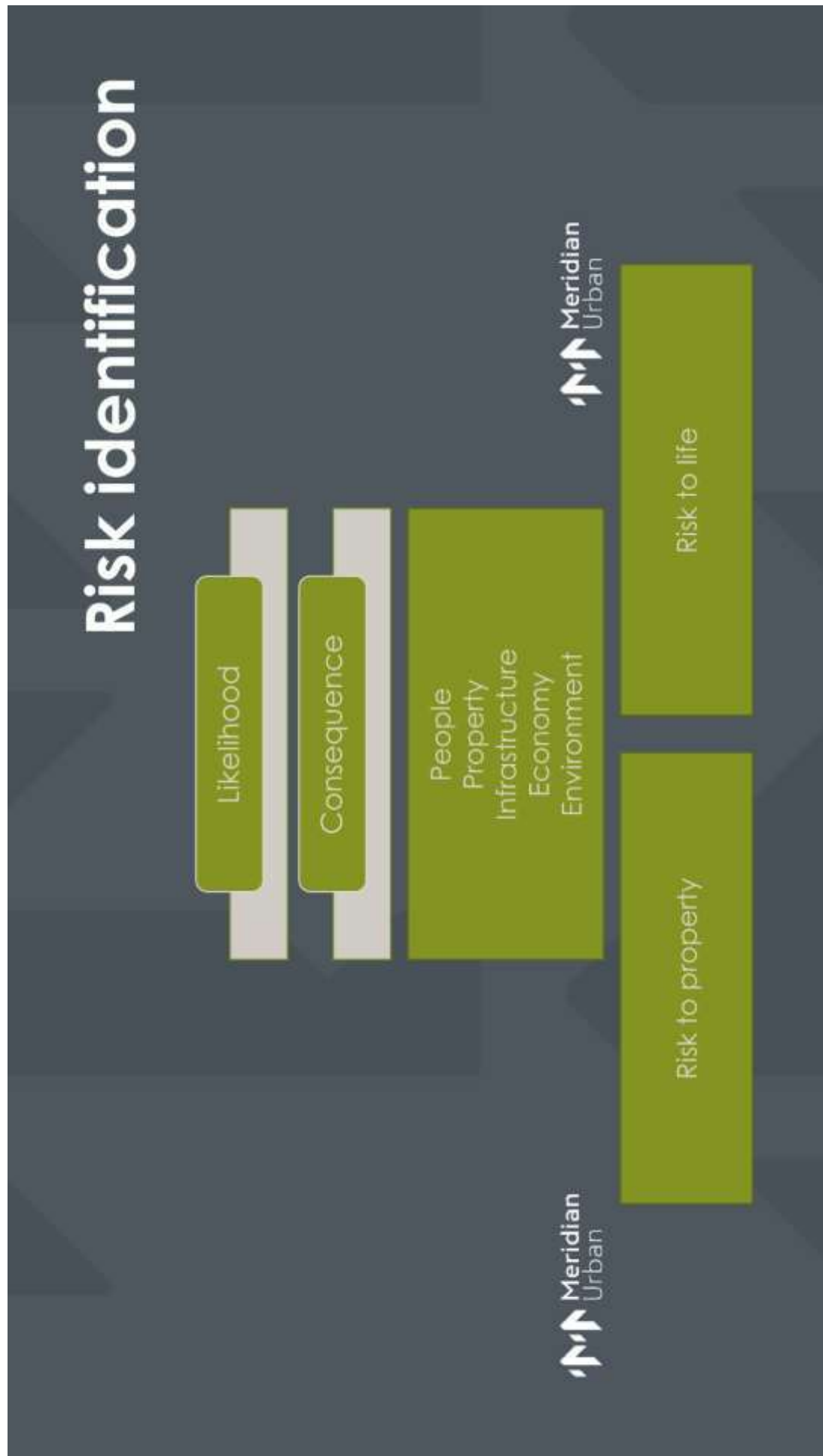
Key contextual narratives



Cottage Point Fire Extent 7-13 January 1994



Source: Macleod, 1996)



Likelihood of fire

Daily FFDI records back to 1972

- Highest recorded FFDI – 116 at Richmond on 26 November 2015
 - FFDI 111 on 13 October 2013
 - FFDI 94 on 17 October 2014
 - FFDI 91 on 10 September 2014
 - FFDI 95 on 23 December 1990
- House loss escalates from FFDI 50
- 1984 Cottage Point fire – FFDI circa 62 causing over \$12m in damage and loss in Ingleside
- Warringah Pittwater BFRMP – average of 48 bushfires per year
- Events every 5-7 years on average considered major events



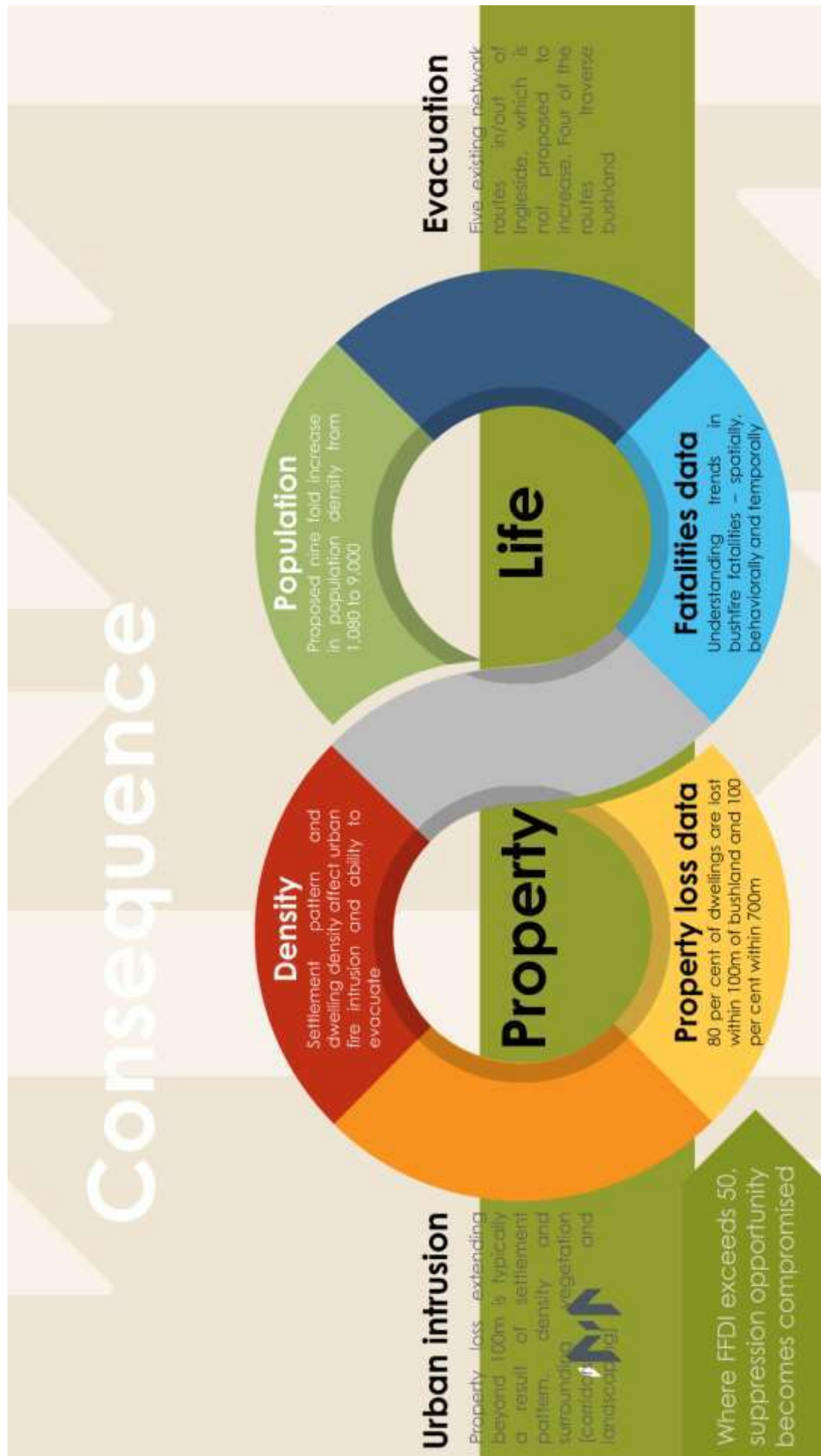
2% AEP (1 in 50 year) fire weather has occurred multiple times between 1972 and today

26% probability of a 1% AEP (1:100 year) event occurring over life of a 30 year mortgage

45% probability of a 2% AEP (1:50 year or FFDI 100) event occurring over life of a 30 year mortgage

Likelihood of fire generally – almost certain

Likelihood of a catastrophic fire = likely

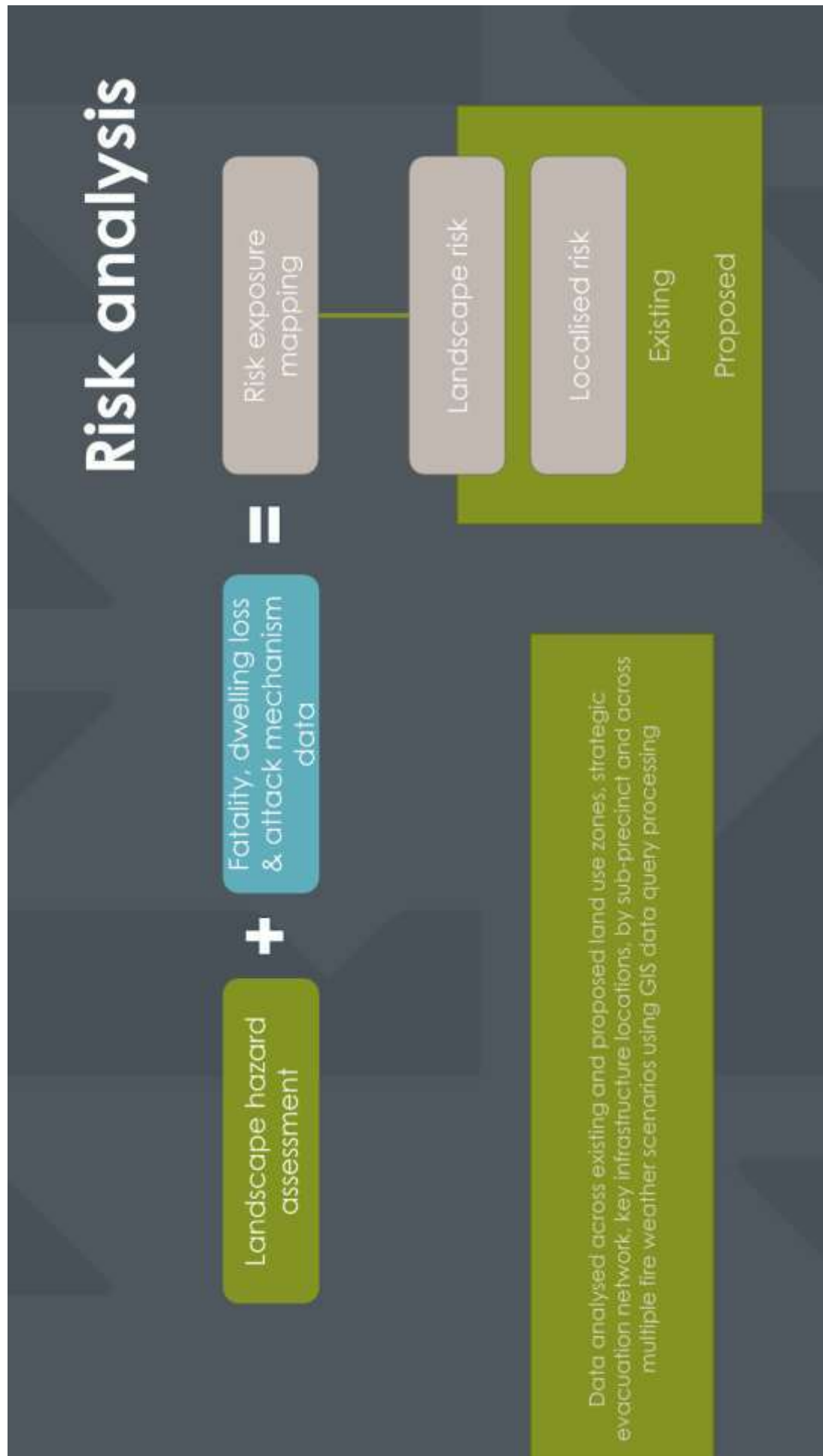


Proximity to hazard

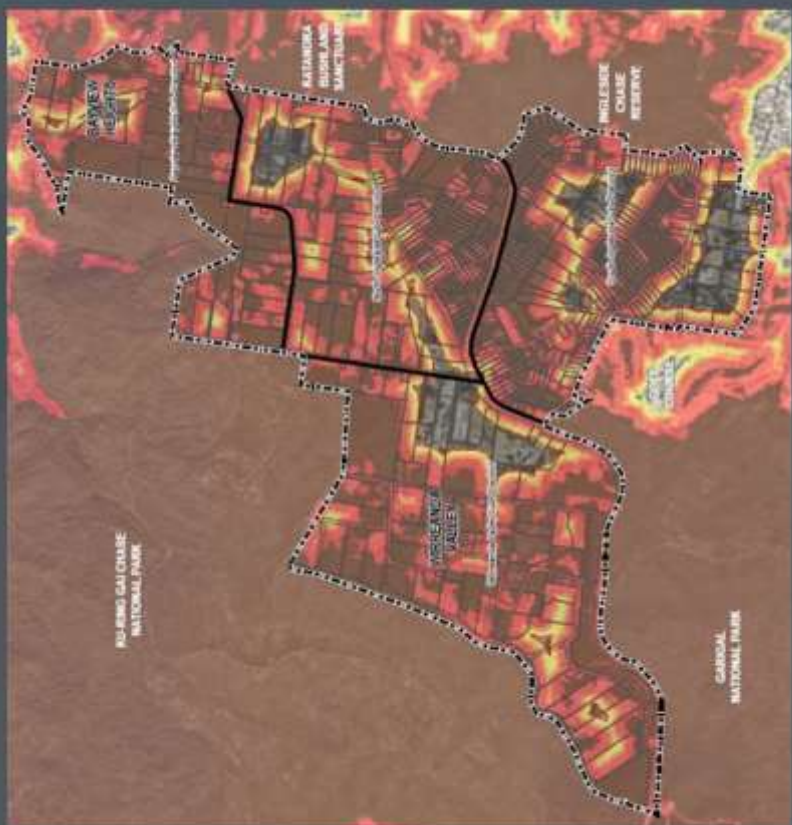


The difference between Ingleside and other areas across metropolitan Sydney?

The likelihood of catastrophic fire AND proximity to hazard source



Risk mapping



Ingleside risk profile



Key exposure issues

Evaluation process guided by:

- Landscape assessment
- Land use planning assessment

1. Density / settlement pattern and whole-of-Precinct evacuation (network vulnerability & no new road connections)

2. Appropriateness of density v exposure

3. Potential for isolation

4. Increase in landscape-fuel connectivity (revegetation)

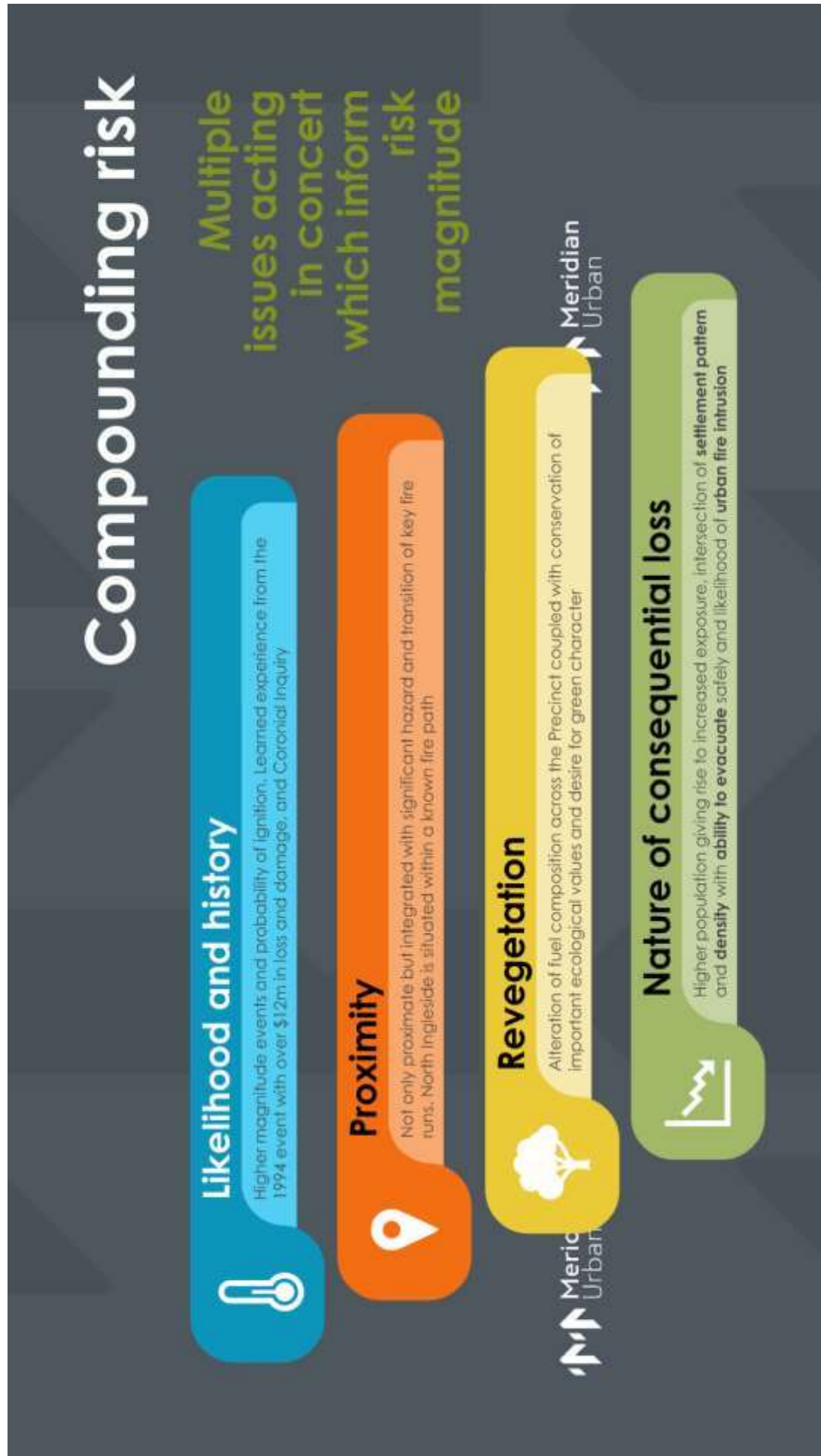
5. Potential vulnerabilities of the strategic evacuation network

6. Ability to achieve defensible space and APZs

7. Potential for inadvertent adverse impact on others' ability to evacuate

- Disaster and emergency management
- Cascading and compounding risks
- Infrastructure exposure, vulnerability and redundancy







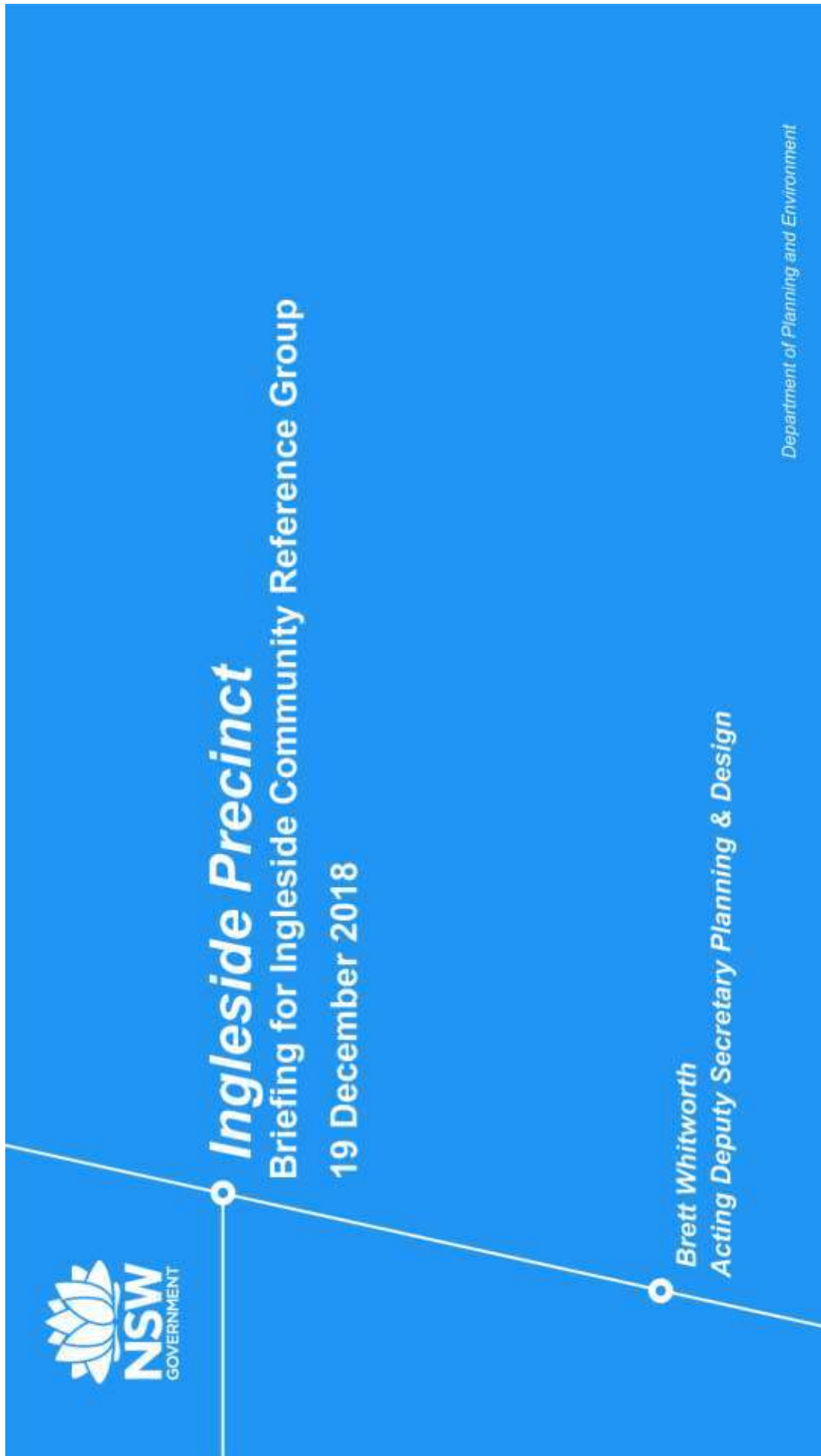
Benchmarking risk acceptability


Matters of strategic risk exist in relation to the draft Structure Plan:

- the evacuation network and potential for entrapment
- the confluence of landscape-scale fire and urban fire intrusion

 Meridian
the potential limited ability for shelter-in-place to be a tangible option in many locations throughout the Precinct.





 **Ingleside Precinct**
Briefing for Ingleside Community Reference Group
19 December 2018

Brett Whitworth
Acting Deputy Secretary Planning & Design

Department of Planning and Environment



- Difficult planning area – long history
- Council and DPE work closely
- Many differing expectations
- Challenge to resolve bushfire, environmental and infrastructure issues



Where have we been?

- Draft Plan exhibited December 2016 to February 2017
- Proposed 3,400 dwellings – range of densities – accompanied by an Infrastructure and Environmental Plan
- 426 submissions – many concerns with layout, impact and potential





Key Issues

1. Bushfire
 - 1994 Fires and Coronial Inquiry
 - New approach to risk assessment
2. Biodiversity protection
3. Infrastructure
 - Roads
 - Other services
4. Sustainability





- Bushfire Risk Assessment
 - Consistent with new approaches
 - Based on updated findings from recent major fires
- Allows an assessment on whether to proceed with the rezoning
 - “is it worth the risk”





Bushfire Risk Assessment

- Presentation by Meridian Urban



Planning Conclusions

1. Risks to life of the exhibited plan are too high – the strategic approach is not to proceed
2. To allow any future development in Ingleside there would need to be:
 - o an assurance the road network would allow full evacuation to minimise risk to life
 - o road network improvements and bushfire defences to reduce life and property risks for existing dwellings
 - o upgrade of utility services including water, sewer and electricity in line with any further development
3. If development is to occur, it will be at a much lower density and yield. This reduced yield means:
 - o biodiversity certification will not be possible
 - o support for new infrastructure such as a school and road upgrades will not be possible
 - o infrastructure will be delivered in 'steps'

Therefore, the exhibited plan for Ingleside poses too great a bushfire risk to be rezoned in its exhibited form

Our next steps

- Inform the Community and Stakeholders of the Bushfire Risk Assessment outcomes
- Investigate the traffic evacuation capacity and strategy to identify whether any additional development could be contemplated
- Enquiry-by-design style workshop with landowners, subject to the outcomes of the evacuation study, to determine potentially suitable areas for development, if any.



