

NORTHERN BEACHES  
COUNCIL

## NOTES

### LOCAL REPRESENTATION COMMITTEES MEETING

held in the Council Chambers, Civic Centre, Dee Why on

**WEDNESDAY 15 FEBRUARY 2017**

[northernbeaches.nsw.gov.au](http://northernbeaches.nsw.gov.au)

**Notes of the Local Representation Committees Meeting  
held on Wednesday 15 February 2017  
in the Council Chambers, Civic Centre, Dee Why  
Commencing at 6:00pm**

**ATTENDANCE:**

Dick Persson, AM Administrator

**Members**

**Social Local Representation Committee**

Jean Hay, AM (Chairperson)  
Bob Giltinan  
Kay Millar  
Vanessa Moskal  
Wayne Gobert

**Economic Local Representation Committee**

Michael Regan (Chairperson)  
Roslyn Harrison  
Sue Heins  
Jose Menano-Pires  
Candy Bingham  
Alan Le Surf

**Environment Local Representation Committee**

Kylie Ferguson (Chairperson)  
Barbara Aird  
Cathy Griffin  
Ian White  
Julie Hegarty  
Hugh Burns

**Council Officers**

Mark Ferguson	General Manager
Beth Lawsen	Deputy General Manager Public Affairs
Helen Lever	Acting Deputy General Manager Corporate Services
Kate Lewis	Executive Manager Community Engagement
Katie Kirwan	Governance (Notes)
David Kerr	Acting Deputy General Manager Planning & Community
Andrew Pigott	Executive Manager Strategic Land Use Planning
Graham Middleton	Executive Manager Communication and Engagement
Gabrielle Angels	Executive Manager Customer and Community Services
Tija Stagni	Executive Manager Development and Compliance
Luke Perry	Senior Planner

## **COMBINED LRC SESSION**

### **1.0 WELCOME AND INTRODUCTIONS**

#### **1.1 ACKNOWLEDGEMENT OF COUNTRY – BETH LAWSEN**

Jean Hay, AM gave an acknowledgement of Country.

#### **1.2 APOLOGIES – BETH LAWSEN**

##### **DECISION**

That apologies for non-attendance be received from Steve Pickering, Alex McTaggart, Duncan Kerr and Pat Daley.

### **2.0 REVIEW OF NOTES OF PREVIOUS MEETINGS NOTES**

#### **2.1 NOTES OF LOCAL REPRESENTATION COMMITTEES HELD 23 NOVEMBER 2016**

##### **DECISION**

##### ***A Le Surf / H Burns***

That the Notes of the Local Representation Committees held 23 November 2016, copies of which were previously circulated to all Members, are hereby confirmed as a true and correct record of the proceedings of that meeting.

#### **2.2 UPDATE BY ADMINISTRATOR – DICK PERSSON, AM**

##### **DISCUSSION**

Dick Persson, AM, Administrator discussed the following points:

##### **Local Representation Committee (LRC) and Membership**

- Selena Griffith is no longer a member of the LRC.
- Most Council's are finishing their LRCs in May and requested members to provide feedback on what they thought of this, or whether they wanted to continue beyond May.
- There was an Extraordinary Council Meeting held today whereby Council resolved to acquire land in Walana Crescent in Mona Vale. He provided members with some background as to how this came about, via a bequeathed estate.

Kay Millar suggested it would be nice for Council to acknowledge why this bequeath was made

and to formally acknowledge the staff that were involved in the matter.

- Closure of the Warringah Aquatic Centre (WAC) and the community response to this.

### 3.0 AGENDA ITEMS

#### 3.1 CORE SERVICE INTEGRATION PROJECTS UPDATE

##### DISCUSSION

Beth Lawsen introduced Graham Middleton, Executive Manager Communication and Engagement, Gabrielle Angles, Executive Manager Customer and Community Services, and Tija Stagni, Executive Manager Development and Compliance to members.

##### Graham Middleton, Executive Manager Customer and Community Services

G Middleton discussed the following four transformation projects:

1. Identity
2. Website
3. Signage
4. Events

G Middleton gave a brief overview of the scope and objective of the four projects and discussed the timeframes to which he is working. He noted that community engagement and consultation has begun through the Community Strategic Plan (CSP), as well as internal workshops with staff. He also noted that there will be separate workshops held with the Local Representation Committee (LRC) and the Strategic Reference Groups (SRGs).

Members discussed various matters and in particular the following:

- Website user experience and the necessity for ease of user and as many online booking and reporting facilities as possible.
- Archiving and the importance of recognising and recording the former Councils' individual identity and heritage.
- The various models of fabrication of signage and the importance of community consultation on this matter.

##### Gabrielle Angles, Executive Manager Customer and Community Services

G Angles provided members with information on the project scope and objectives. She advised workshops have been held with staff and the draft strategy will be going to Council to be put on public exhibition.

Members noted that online reporting needs to be quick, easy and suggested an app as a means of reporting issues within the community. David Kerr, Acting Deputy General Manager Planning & Community noted this will be difficult to do immediately as it relies on the core systems being integrated first.

##### Tija Stagni, Executive Manager Land Use Planning, Dev and Compliance

T Stagni provided members with an overview of the project and noted that participation, transparency in decision making, and delivering an efficient determination system are the main



objectives.

T Stagni advised that there is a workshop for members scheduled. It was previously being held on 20 February but has now moved to 21 February and will be held at Mona Vale Memorial Hall.

NOTE: M Ferguson left the meeting at 7:21pm.

### 3.2 INGLESIDE LAND RELEASE PROJECT – ANDREW PIGOTT

#### DISCUSSION

Andrew Pigott, Executive Manager Strategic Land Use Planning gave a presentation on the Ingleside Precinct Land Release Plan ('the Plan') (*Attachment 1*).

He gave members a brief overview of the project background and discussed some of the highlights of the Plan.

A Pigott advised members that the first community engagement drop in session was on 11 February 2017 in Mona Vale and noted that engagement opportunities will be ongoing.

A Pigott advised members that the aim is to achieve Green Star certification for the site, and he discussed some of the challenges associated with this.

It was noted RMS are preparing to upgrade Mona Vale Road and the proposal is now on exhibition.

There was discussion amongst members around the plan, and in particular, in relation to public transport, re-zoning, endangered eco systems that will be affected, and general environmental impact.

NOTE: C Griffin left the meeting at 7:30pm.

Kay Millar acknowledged the work of A Pigott and his team, as well as the Chairperson of the Ingleside Reference Group, Julie Hegarty.

### 3.3 HOSPITAL STRUCTURE PLAN – DAVID KERR

#### DISCUSSION

David Kerr, Acting Deputy General Manager Planning & Community provided members with a presentation and update on the status of the Draft Northern Beaches Hospital Precinct Plan (*Attachment 2*).

D Kerr noted that most importantly, this is a brand new place of good design with modern facilities and good amenities for the proposed expanded local community.

Members discussed various matters, and in particular close of the WAC and potential other sites, re-zoning of Karingal Crescent, and the continued presence of NSW Police in the area.

## 4.0 GENERAL BUSINESS

### 4.1 SEAFORTH COMMUNITY CENTRE

#### DISCUSSION

Members questioned when the Seaforth Community Centre will be open.

**ACTION:** Helen Lever will find out and advise members.

## NEXT MEETING

15 March 2017

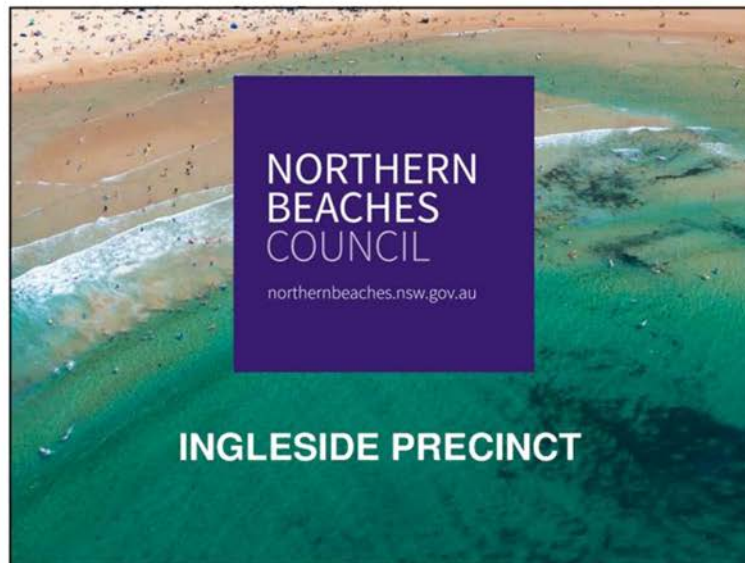
## SUMMARY OF ACTIONS

ITEM NO.	ACTION	RESPONSIBLE OFFICER	DUE DATE
4.1	Confirm opening date of Seaforth Community Centre opening.	Helen Lever	15 March 2017

*The meeting concluded at 8:26pm*

This is the final page of the Notes comprising 6 pages  
numbered 1 to 6 of the Local Representation Committees  
meeting held on Wednesday 15 February 2017 and confirmed on Wednesday 15 March 2017

20/03/2017



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## Background

- Identified for Land Release as early as 1960s
- Many stops and starts since then
- Council resolution of 18 February 2013
- Included in the Metropolitan Plan for Sydney and in District Plan.
- Listed as a "Priority Growth Area" under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

## Vision

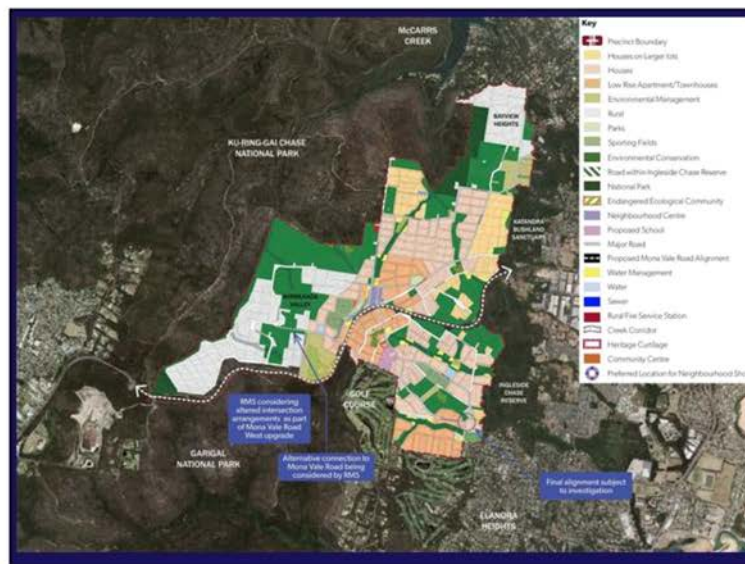
- A connected, liveable and sustainable community that embraces and respects its landscape setting.



20/03/2017

## Plan Highlights

- 700 hectares
- 40% development
- 30% conservation
- 30% remain in current state
- 3,400 new dwellings
- Affordable housing – up to 10%
- Diverse mix of housing product
- 6 sports fields
- 1 primary school
- 2 community centres
- Neighbourhood centre with local shops



20/03/2017

## Housing Types

### Our housing



Neighbourhood centre - includes shop-top housing



Typical low density housing - average lot size 550m<sup>2</sup>



Typical medium density housing - average lot size 300m<sup>2</sup>



Typical three storey housing

## Strong Environmental Emphasis

- Green Building Council of Australia - Target: 4 Star (Australian Best Practice)
- Water Target : +/-5% environmental flows & +/-10% groundwater across whole precinct
- Beyond BASIX – water and energy targets
- The Precinct will be "bio-certified land". No net loss of flora or fauna
- Fauna connectivity

20/03/2017

## Sporting Fields



## Neighbourhood Centre



20/03/2017

## Community Feedback

- 100 submissions received
  - Too much / not enough conservation lands
  - Upgrades to the road network including Mona Vale Road
  - Bushfire risk
  - Timing of development release
  - Moving ecological corridors off their land
  - Increase density on their land
- 
- 150 people at last Saturday's drop in session.
  - 2 drop in sessions remaining – Thursday 16<sup>th</sup> Feb & Wednesday 22<sup>nd</sup> Feb

## Where to from here?



20/03/2017





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## Highlights

- A new, centrally located vibrant town centre that is connected to the Northern Beaches Hospital with a high street that includes retail and commercial uses, residential development and areas of open space;
- Up to 10% of new dwellings to be provided as affordable rental housing to support key workers
- The construction of a new community 50m Aquatic facility on the town centre site
- New pedestrian and cycle infrastructure to connect the town centre
- New, state of the art, education facilities to cater for primary and secondary students with shared recreation facilities
- New housing - approximately 2,200 new dwellings
- New jobs - approximately 4,300 new jobs inclusive of the Hospital

## Background

- New Hospital – due 2018 – 488 beds
- Road upgrades – due 2018 - \$500 million over two stages
- Frenchs Forest identified as a Strategic Centre
- Sydney is growing at 1.5% per annum and needs 35,000 new dwellings per year
- Council with 6 State Agencies has developed a plan to guide future growth.



20/03/2017

## Planning Context

### Northern Beaches Hospital Precinct - Strategic Centre

- In 2014 the State Government released 'A Plan For Growing Sydney'.
- Northern Beaches Hospital Precinct – Strategic Centre.
- A new place will be created
- Also identified as a Strategic Centre in the Draft North District Plan.
- Hierarchy of centres similar to Hornsby and Brookvale/Dee Why.
- Significant growth in housing and employment to meet population projections.
- Potential for further growth with future transport investment.



## Project Scope

### Three Stages

- The original scope of work for the preparation of the Structure Plan identified three key stages:
  - Stage 1: Project Definition and Visioning (October 2014);
  - Stage 2: Scenario Development and Evaluation (November 2014 to November 2016);
  - Stage 3: Preferred Scenario Exhibition (November 2016 – February 2017).
- Stage 2 took longer than anticipated.

**WHAT IS HAPPENING?**

- The Northern Beaches Council is working on a long-term plan to guide the development of the Northern Beaches Hospital Precinct.
- The plan will guide the development of the precinct over the next 20 years.
- It will set out the vision for the precinct and the types of development that are encouraged.
- It will also set out the rules for the precinct, such as the types of buildings that can be built and the types of uses that are allowed.

**WHAT IS A PRECINCT STRUCTURE PLAN?**

A precinct structure plan is a long-term plan that guides the development of a precinct over the next 20 years. It sets out the vision for the precinct and the types of development that are encouraged. It also sets out the rules for the precinct, such as the types of buildings that can be built and the types of uses that are allowed.

**WHY IS COUNCIL PREPARING THIS PLAN?**

The precinct structure plan is prepared by the Northern Beaches Council to guide the development of the precinct over the next 20 years. It sets out the vision for the precinct and the types of development that are encouraged. It also sets out the rules for the precinct, such as the types of buildings that can be built and the types of uses that are allowed.

**WHO IS PREPARING THE PRECINCT STRUCTURE PLAN?**

The precinct structure plan is prepared by the Northern Beaches Council, in consultation with the Northern Beaches Hospital Precinct Strategic Centre. The plan will be prepared by a team of experts, including urban planners, architects, and engineers.

**HOW CAN I FIND OUT MORE?**

- Visit our website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)
- Attend a public consultation meeting.
- Request information via the online request form.
- Contact our customer service team on 1300 659 659.

**HOW CAN I GET INVOLVED?**

- Keep an eye on the website for key updates.
- Register online for email updates.
- Visit one of our community drop-in sessions.

**Thu 9 Oct**  
4 - 6.30pm  
Northern Beaches  
22 Wentworth Ave  
Pittwater

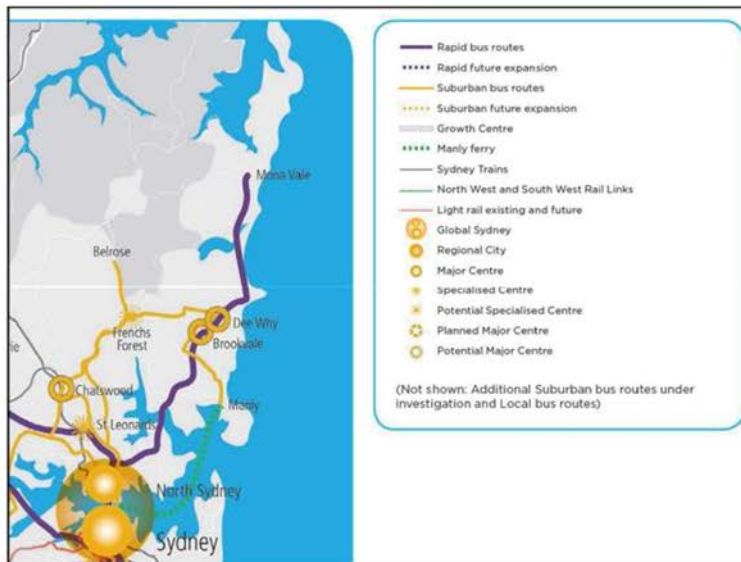
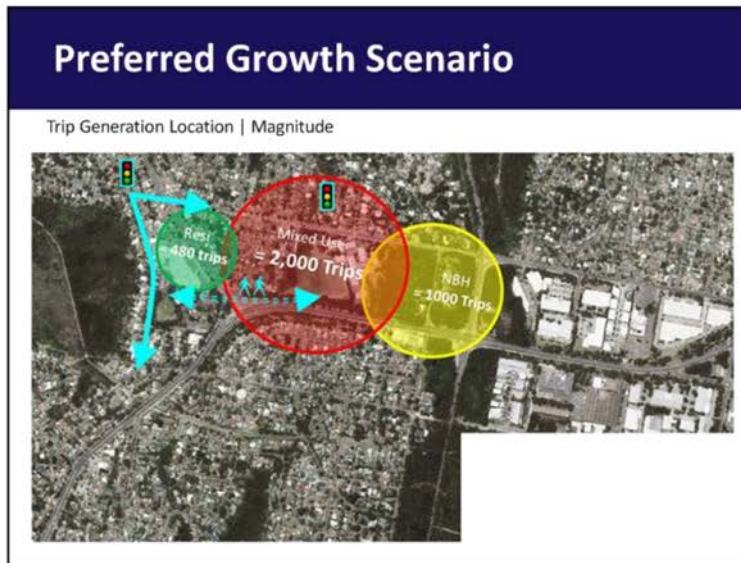
**Sat 18 Oct**  
2.30 - 5pm  
Northern Beaches  
22 Wentworth Ave  
Pittwater

20/03/2017





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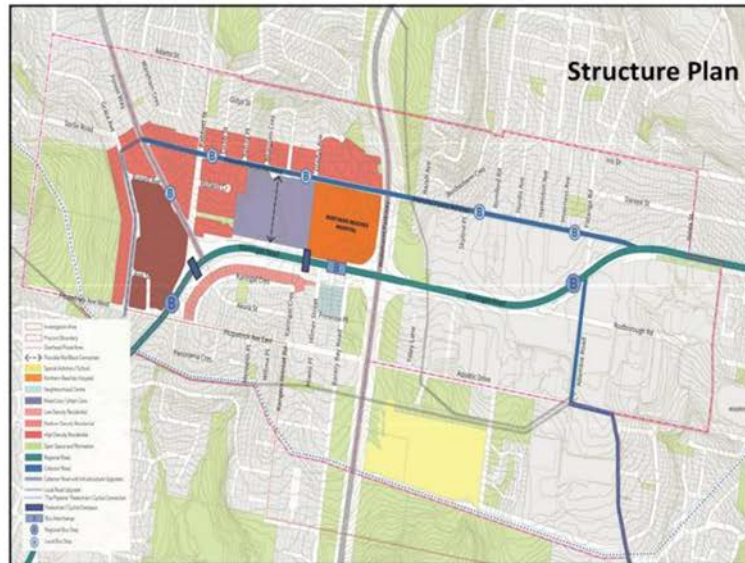




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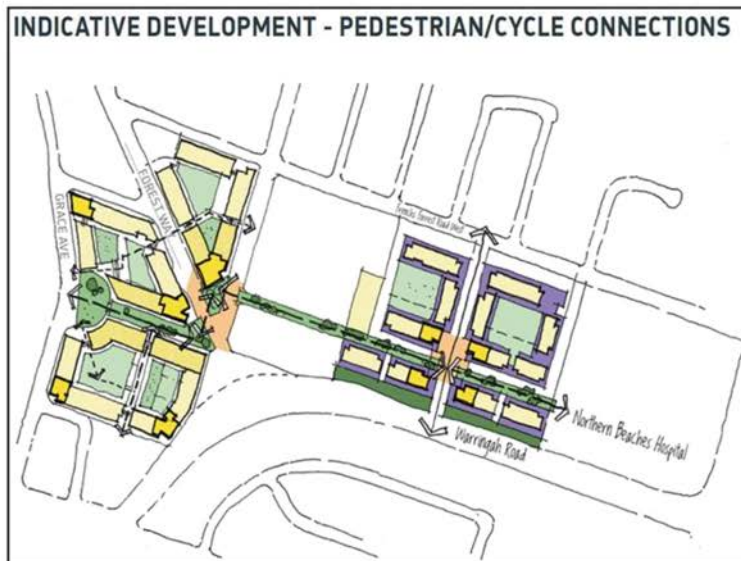
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## Town Centre Site

- Retail uses
- High Street connection
- Pedestrian and Cycleway connectivity to Hospital and new development
- Aquatic Facility
- Community uses
- A connected, vibrant and new place

20/03/2017



## Aquatic Centre Site

- Construction of a new state of the art educational facility to replace the existing Forest High School.
- New school to be constructed within the footprint of the existing aquatic centre.
- Potential to cater for 1500 students.
- Existing school to remain open until a new school is built.
- Aquatic Facility to be built on the new town centre site.
- Alternative facilities available whilst new facility is under construction.



20/03/2017

