

Notice is hereby given that a Meeting of the **Ingleside Community Reference Group Meeting** will be held as follows:

Date: 10 June 2021

Time: 5:30 pm

Location: Via Teleconference (TEAMS)

The Agenda for the meeting is attached.

Committee Members

Cr Ferguson Chairperson	Chairperson
Cr De Luca	Northern Beaches Council
David Seymour	Katandra Bushland Sanctuary
David Palmer	Pittwater Natural Heritage Association
Dick Clarke	Elanora Heights Residents Association
Ivor Dacic	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)

Louise Kerr	Director Planning & Place NBC
Andrew Pigott	Executive Manager Strategic & Place Planning NBC
Amanda Clarke	Executive Assistant Strategic & Place Planning NBC
Liza Cordoba	Manager Strategic & Place Planning NBC
Adonna See	Principal Planner
Miller French-Lightfoot	Student Planner
Lisa Trewin	A/Manager Community Engagement NBC
Ben Fallowfield	Resilience and Emergency Management Co-ordinator NBC
Lew Short	Director Blackash Bushfire Consulting
Lauren Templeman	Precinct Manager NSW DPIE
Brendan Metcalfe	Director, North District NSW DPIE

ATTACHMENT

CHARTER: INGLESIDE COMMUNITY REFERENCE

Established: October 2013	Function: This Community Reference Group will and resolve on matters relating to the Precinct Process.
Term: Councillors: Appointment for 2 Years or until care taker period leading to Local Government election Stakeholder Representatives: All memberships when project is completed	
Quorum and Voting <ul style="list-style-type: none"> 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. The Committee should have the intention of reaching consensus when endorsing items and recommendations. 	Composition The Chair is a Councillor or a nominated Membership of the Group comprises of up to 15 representing the following <ul style="list-style-type: none"> Stephen Choularton - Bayview and Ingleside Residents Association Roberta Conroy - Bayview-Church Point Residents Association Anne Jeffrey - Bayview Heights Estate Owners Group Linda Haefeli - Climate Action Pittwater Dick Clarke - Elanora Heights Residents Association Jacqueline Marlow - Friends of Narrabeen Lagoon Catchment Ian Longbottom - Galstaun College David Seymour - Katandra Bushland Sanctuary David Palmer - Pittwater Natural Heritage Association Christopher Hornsby - Warriewood Valley Residents Association Ivor Dacic - Wilga Wilson Residents Association Stephen Smith - Wirreanda Valley Residents Association Conrad Grayson – Northern Beaches resident representative Tess Wiseman - Garigal / Deep Creek Resident Association
Reporting Procedures: Minutes of meetings to be reported to Council.	
Meetings: <ul style="list-style-type: none"> Meetings will usually coincide with the timing of key milestones for the project. Agenda items, time and venue will be provided to the members in an agenda at least two (2) weeks prior to the meeting. 	
Ex Officio Advisors (non voting): Representatives from the Department of Planning & Environment or other advisors as required.	Council Members Appointed: <ul style="list-style-type: none"> Councillor Ferguson (Chair) Councillor De Luca

For a meeting of the Ingleside Community Reference Group

To be held on Thursday 10 June 2021

Via teleconference commencing at 5:30 pm

1 Apologies

2 ICRG Membership – Resignations and Alternate Members (Report)

3 Declaration of Pecuniary and Conflicts of Interest

4 Confirmation of minutes

- 4.1 Minutes of the meeting held on 19 December 2018 (attached)

5 Matters arising from previous minutes

6 Briefing to the ICRG

- 6.1 Presentation from the NSW Department of Planning, Industry & Environment on the exhibition package for the Ingleside Precinct

7 Q&A

- 7.1 Please refer to the SRG Teams Meeting Etiquette document for Question & Answer format

8 General Business

9 Next Meeting To be determined

ITEM 2**ICRG MEMBERSHIP – RESIGNATIONS & ALTERNATE MEMBERS****REPORTING OFFICER****PRINCIPAL PLANNER STRATEGIC AND PLACE PLANNING****TRIM FILE REF****2021/401929**

EXECUTIVE SUMMARY

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 10 June 2021.

REPORT

Lynne Czinner, the alternate member for the Warriewood Residents Association is recently deceased. Lynne's contribution to this Group is greatly appreciated.

We await the Association's nomination for their alternate member.

RECOMMENDATION OF PRINCIPAL PLANNER

That the Ingleside Community Reference Group note the change to membership.

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

5.0 Next Meeting TBC

Item 7.1 - SRG Teams Meeting Etiquette



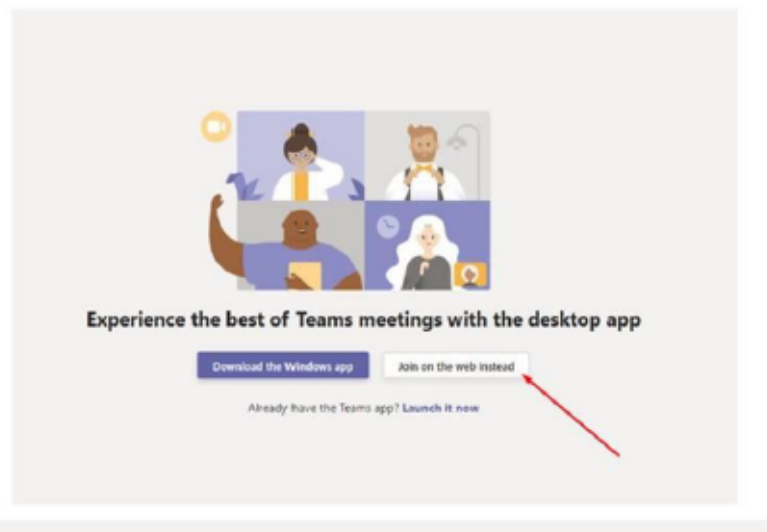
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Conventions for the Ingleside Community Reference Group Meetings held via Teams

- Join the meeting 10 minutes early (5.20pm) to enable a quick set up prior to the meeting that will commence at 5.30pm.
- Join the meeting using the link included in the Outlook meeting appointment and select the option "join on the web instead" to access the meeting when prompted.
- You can join the meeting via the browser on your laptop, computer or via the Teams App on your mobile phone if you have it. You cannot dial into Teams from a landline.
- Please provide your full name and surname before joining the meeting to assist with attendance.

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- Ensure you are in an appropriate and quiet location to join the meeting.
- Use of headsets / earphones is encouraged to ensure quality audio.
- Prior to joining, you will first enter into a waiting lobby until meeting organisers add you into the formal meeting.

During the meeting

- The Agenda will be discussed in an orderly manner item by item.
- Once all prior items are completed, the Chair will open up the meeting for questions.
- Please raise your hand to ask a question – this can be done by selecting 'Raise Hand' in meeting options.



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Pressing the three dots will display
the option to raise your hand



- The Chair will moderate all questions – when you are called upon by the chair, please unmute your mic and introduce yourself (including name and organisation) to the group before putting your question to the presenters.
- The meeting will be recorded for minute taking purposes.

After the meeting

- If your question could not be answered within the meeting timeframe, it will be put to the presenters for comment. All questions and answers will be included in the meeting minutes.