
Connecting Communities Committee

9.0 Connecting Communities Committee Business

C9.1 Use of Delegated Functions - 1 April 2014 to 31 March 2015

Meeting: Connecting Communities Committee

Date: 7 April 2015

COMMUNITY STRATEGIC PLAN STRATEGY: Corporate Management

COMMUNITY STRATEGIC PLAN OBJECTIVE:

To effectively manage Council's corporate governance responsibilities

DELIVERY PROGRAM ACTION:

Effectively manage Council's corporate governance responsibilities

1.0 EXECUTIVE SUMMARY

1.1 SUMMARY

- Council has requested a report on the delegations exercised by staff for that period.
 - This report focuses on the number of approvals and refusals of various applications relating to a function determined under delegation of the Council and not day to day operational issues.
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2.0 RECOMMENDATION

That the information relating to the approval and refusal of applications made under delegation for the period 1 April 2014 through to 31 March 2015 be noted.

3.0 BACKGROUND

3.1 PURPOSE

To provide Council with a list of functions undertaken under delegation for the twelve months from 1 April 2014 to 31 March 2015.

3.2 BACKGROUND

- Section 380 of the Local Government Act 1993 requires the Council to review all of its delegations during the first twelve months of each term of office
- Council undertook a review of its delegations and the outcome was reported to the Council meeting of 3 December 2012.
- At that meeting Council resolved that a quarterly report be provided to Council on the implementation of delegated functions and with any relevant Council policy and regulatory framework.
- This report provides the number of times that staff have utilised those delegated functions of the Council in either approving or refusing applications from the public.

3.3 POLICY IMPLICATIONS

There are no policy implications in relation to this report.

3.4 RELATED LEGISLATION

Section 335 of the Local Government Act, 1993.

3.5 FINANCIAL ISSUES

3.5.1 Budget

- Nil implication.

3.5.2 Resources Implications

- Nil implication.

4.0 KEY ISSUES

- Council staff carry out their day to day responsibilities with a great deal of their work undertaken under delegation from the General Manager. The majority of those decisions are made as part of the legislative powers provided to the General Manager under Section 335 of the Local Government Act.
- This report attempts to identify and report not on the legislative powers of the General Manager as provided by Sec 335 of the Local Government Act but the other delegated functions of the Council and because of the number and complexity of those decisions this report only provides the number of times that the delegated function has been used and not more detailed analysis of each decision.
- Determinations:

Function requiring Determination	Total Applications Received	Approved	Refused
GIPA applications - Formal Informal	82 (Formal) 504 (Informal)	78 504	4
Applications for reserve / beach / Narrabeen sportsfield and filming bookings	404 (Reserves & Beaches) 215 (Filming) 40 (Synthetic Sportsfield) 285 (Narrabeen Reserve/ Rat Park)	401 (Reserves & Beaches) 213 (Filming) 39 (Synthetic Sportsfield) 233 (Narrabeen Reserves/ Rat Park)	3 2 1 52
Boat Tie-Up	292	271* (*21 yet to be approved)	
Dinghy & watercraft storage	935	711* <ul style="list-style-type: none">• 97 – spaces available across Pittwater• 127 – waitlist applications (these are area specific and do not reflect the no. of spaces available)	
Use of Footpaths for outdoor seating	9	9	Nil
Merchandise on footpaths	3	3	Nil

Function requiring Determination	Total Applications Received	Approved	Refused
Signs & embellishments on footpaths	14	14	Nil
Street Stalls	31	31	Nil
Busking	11	11	Nil
Construction Certificates	13	13	Nil
Complying Development Certificates	11	11	Nil
Occupation Certificates	46	46	Nil
Swimming Pool Compliance Certificates	316 (6 withdrawn)	310	Nil
Swimming Pool Exemptions	5	3	2
Banners (on Council Reserves)	430	420	10
Development Applications	501	429	34
Modifications	138	138	7
Building Certificates	110	110	18
S139 Driveway Construction Approvals	121	121	0
Traffic Control Permits	65	64	0
S139 Construction on local public roads	19	18	1
S139 Consent for road opening	71	71	0
S139 Consent to stand plant	85	85	0
Stand skip bin/building waste container on public road reserve	47	47	0
Temporary road closures	16	13	0
Community Centre Bookings	14,000		

Note: Total of applications approved or refused may differ from the number of applications made due to determination of applications falling outside of the date range of applications received.

5.0 ATTACHMENTS / TABLED DOCUMENTS

Nil

Report prepared by

Warwick Lawrence

MANAGER, ADMINISTRATION & GOVERNANCE

C9.2	Minutes of the Pittwater Traffic Committee Meeting held on 18 March 2015
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Meeting: Connecting Communities Committee

Date: 7 April 2015

COMMUNITY STRATEGIC PLAN STRATEGY: Traffic & Transport

COMMUNITY STRATEGIC PLAN OBJECTIVE:

- To improve road and footpath safety to encourage use by community
- To provide suitable parking arrangements for business, community and commuter transport including park and ride facilities

DELIVERY PROGRAM ACTION:

Provide planning, design, investigation and management of Traffic & Transport Infrastructure

1.0 EXECUTIVE SUMMARY

1.1 SUMMARY

To present to Council the recommendations of the Traffic Committee contained in the Minutes of the Meeting of 18 March 2015 for Council's consideration.

2.0 RECOMMENDATION

That the Traffic Committee recommendations contained in the Minutes of the Meeting of 18 March 2015 be adopted.

3.0 BACKGROUND

3.1 PURPOSE

To present to Council for consideration, the Traffic Committee Minutes of 18 March 2015 that was held electronically.

3.2 BACKGROUND

The Traffic Committee recommendations for the Traffic Committee of 18 March 2015 (refer **Attachment 1**) are referred to Council for consideration. In accordance with the delegation of the Roads and Maritime Services (RMS) of NSW to Council, Council must consider the advice of the Traffic Committee before making a decision with respect to the management of traffic in Pittwater.

3.3 POLICY IMPLICATIONS

Road Reserve and Streetscape Management Policy

3.4 RELATED LEGISLATION

Transport Administration Act, 1988.

3.5 FINANCIAL ISSUES

3.5.1 Budget

The funding source for the works is from the RMS grant fund for traffic signs and linemarking which is confirmed at the start of each financial year.

3.5.2 Resources Implications

The works will be scheduled and prioritised within current workload commitments, with future maintenance of the traffic signs and linemarking to be carried out under Council's maintenance program.

4.0 KEY ISSUES

4.1 Kalang Road, Elanora Heights - Changes to Australia Post Parking Restrictions (Reconsideration)

Item previously not supported by Traffic Committee due to uncertainty of adequate access to the Australia Post car park space. Additional turning path templates provided in this report demonstrate that access is possible (refer plan shown in **Attachment 2**). - **Supported**.

4.2 ANZAC March - Saturday 25 April 2015

Street closure to allow the ANZAC March to proceed (refer plan shown in **Attachment 2**). - **Supported**.

4.3 Avalon Tattoo - Saturday 13 June 2015

Street closure to allow the Avalon Tattoo to proceed (refer plan shown in **Attachment 2**). - **Supported**

5.0 ATTACHMENTS / TABLED DOCUMENTS

- **ATTACHMENT 1:** Minutes of the Pittwater Traffic Committee Meeting held on 18 March 2015
 - **ATTACHMENT 2:** Traffic Committee Plans
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6.0 SUSTAINABILITY ASSESSMENT

A sustainability assessment is not required for Minutes of Meetings.

Report prepared by
Ricky Kwok - Civil Design & Traffic Engineer - Strategy, Investigation and Design

Mark Shaw
MANAGER, URBAN INFRASTRUCTURE

Minutes

Electronic Pittwater Traffic Committee Meeting

Held in the Level 3 Large conference room, Vuko Place,
Warriewood on

18 March 2015

Councillors are invited to attend the Traffic Committee Meeting.

Please advise if you are attending by contacting Mr Paul Davies on 9970 1177.

Voting Members of the Committee are invited to attend, namely:

Cr Susan Young, Chairperson

Mr Andrew Johnston, Member for Pittwater Nominee (excluding Development Matters)

Mr Alex Coates, Roads and Maritime Services (RMS)

Sergeant Nino Jelovic, Traffic Sergeant, NSW Police (Northern Beaches)

And Non Voting Representatives from Bus Providers including State Transit Authority

Mr Wade Mitford - State Transit Authority

Mr Richard Bowron - Forest Coach Lines

Council Staff:

Mr Mark Shaw - Manager, Urban Infrastructure

Mr Ricky Kwok - Civil Design & Traffic Engineer

Ms Michelle Carter - Road Safety Officer

Ms Sherryn McPherson - Administration Officer / Minute Secretary

All Pittwater Council's Agenda and Minutes are available on Pittwater's website at
www.pittwater.nsw.gov.au

PITTWATER TRAFFIC COMMITTEE MEETING

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1.0 Apologies

Nil.

2.0 Declarations of Pecuniary Interest

Nil.

3.0 Confirmation of Minutes

COMMITTEE RECOMMENDATION

Confirmation of the Minutes of the Traffic Committee meeting dated 11 November 2014. The Minutes of this meeting were endorsed by the Connecting Communities Committee at the Council Meeting of 1 December 2014. A copy of this report and minute item is attached to this Agenda at Appendix 1.

(Mr Alex Coates / Mr Andrew Johnston)

FURTHER COMMITTEE RECOMMENDATION

Confirmation of the Minutes of the Traffic Committee meeting dated 27 November 2014. The Minutes of this meeting were endorsed by the Sustainable Towns and Villages Committee at the Council Meeting of 15 December 2014. A copy of this report and minute item is attached to this Agenda at Appendix 2.

(Mr Alex Coates / Mr Andrew Johnston)

FURTHER COMMITTEE RECOMMENDATION

Confirmation of the Minutes of the Traffic Committee meeting dated 10 February 2015. The Minutes of this meeting were endorsed by the Connecting Communities Committee at the Council Meeting of 2 March 2015. A copy of this report and minute item is attached to this Agenda at Appendix 3.

(Mr John Begley / Cr Young)

4.0 Committee Business

TC4.1	Kalang Road, Elanora Heights - Changes to Australia Post Parking Restrictions
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COMMITTEE RECOMMENDATION

1. That the Traffic Committee supports the proposal for changes to be made to the operational hours of the dedicated Australia Post car parking space to:
 - Monday to Friday 6:30am - 7:30pm
 - Sunday 4:00pm - 7:30pm.
2. That the Traffic Committee supports the proposal for 1P parking to operate within the Australia Post car parking space on Saturday between 7am - 12pm.

(Mr Alex Coates / Sgt Nino Jelovic)

TC4.2	ANZAC March - Saturday 25 April 2015
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COMMITTEE RECOMMENDATION

That the Traffic Committee supports the proposed March route to be held on Saturday 25 April 2015 along Old Barrenjoey Road, Avalon Parade and Bowling Green Lane at Dunbar Park.

(Mr Alex Coates / Sgt Nino Jelovic)

TC4.3	Avalon Tattoo - Saturday 13 June 2015
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COMMITTEE RECOMMENDATION

That the Traffic Committee, to enable the proposed Avalon Tattoo March to be held on Saturday 13 June 2015, supports the temporary closure of Old Barrenjoey Road (Dress Circle Road to Barrenjoey Road), Avalon Parade (Bellevue Avenue to Barrenjoey Road) and Bowling Green Lane (at Dunbar Park) on that day. Small changes to the timing of the march proposed prior to the day of the event may be granted by Council administratively following appropriate consideration.

(Mr Alex Coates / Sgt Nino Jelovic)

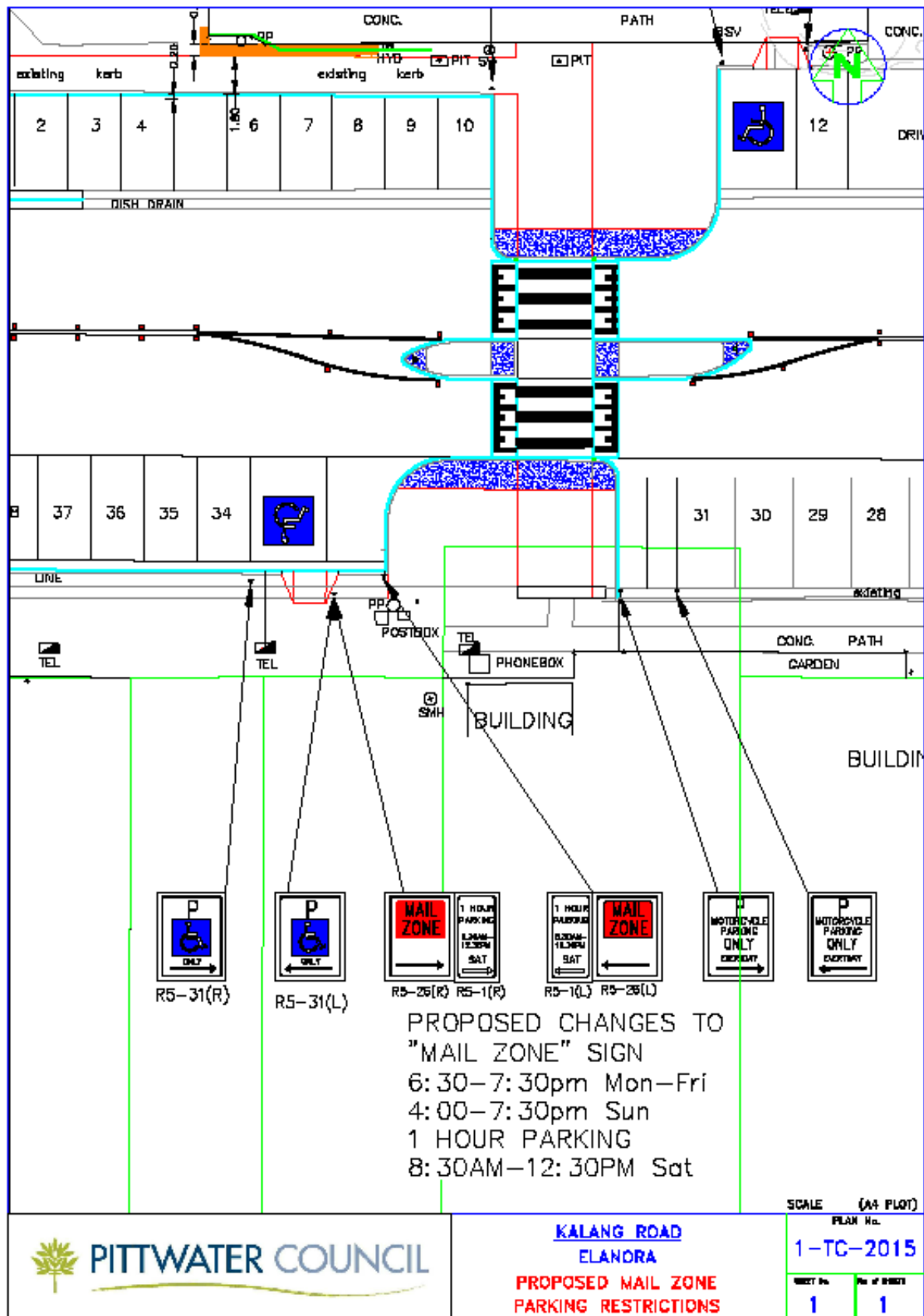
5.0	Next Meeting
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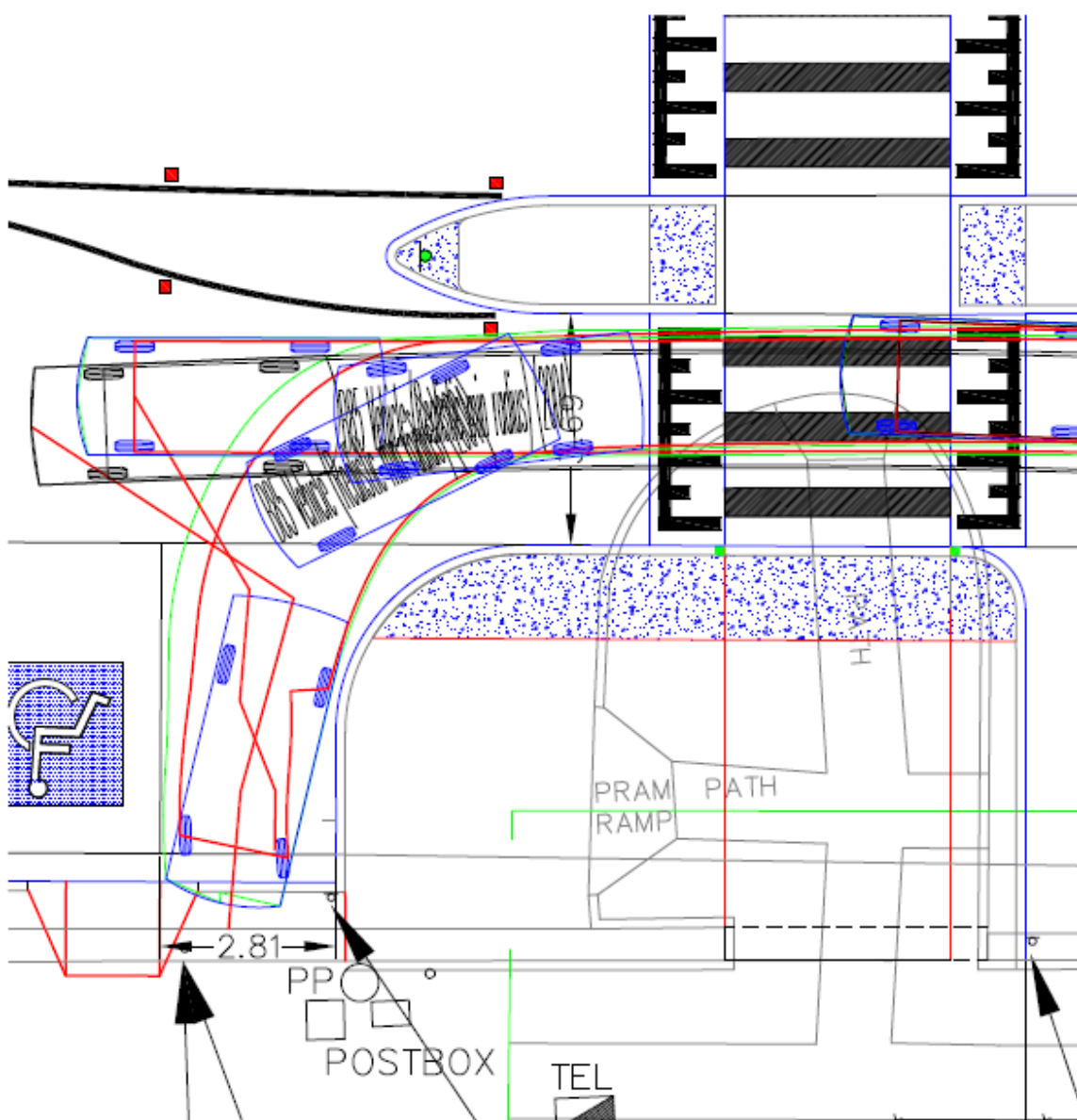
That the next meeting of the Traffic Committee meeting will be held on 12 May 2015 in the Conference Room, level 3, 5 Vuko Place, Warriewood commencing at 1.00pm.

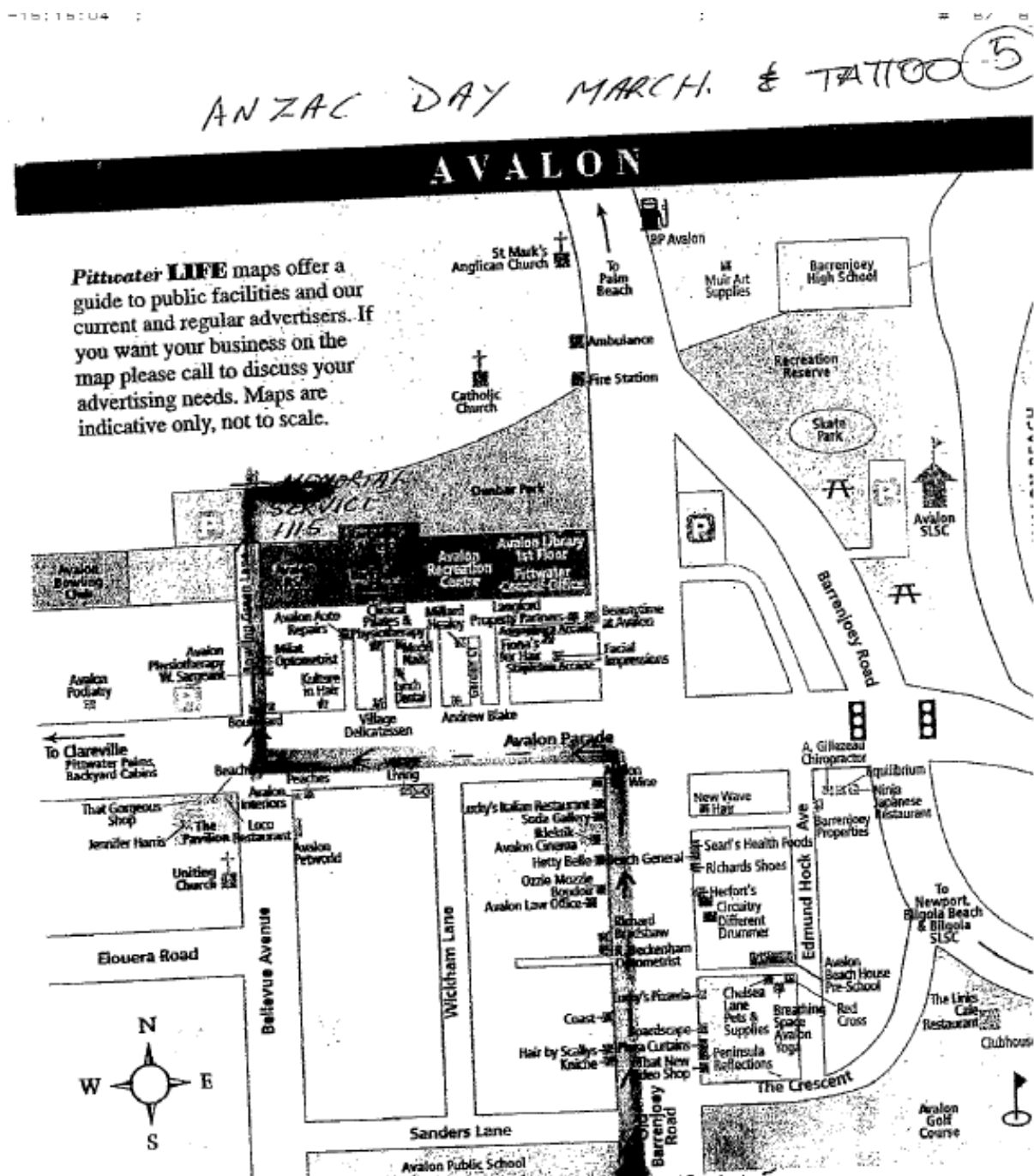
Traffic Committee Plans

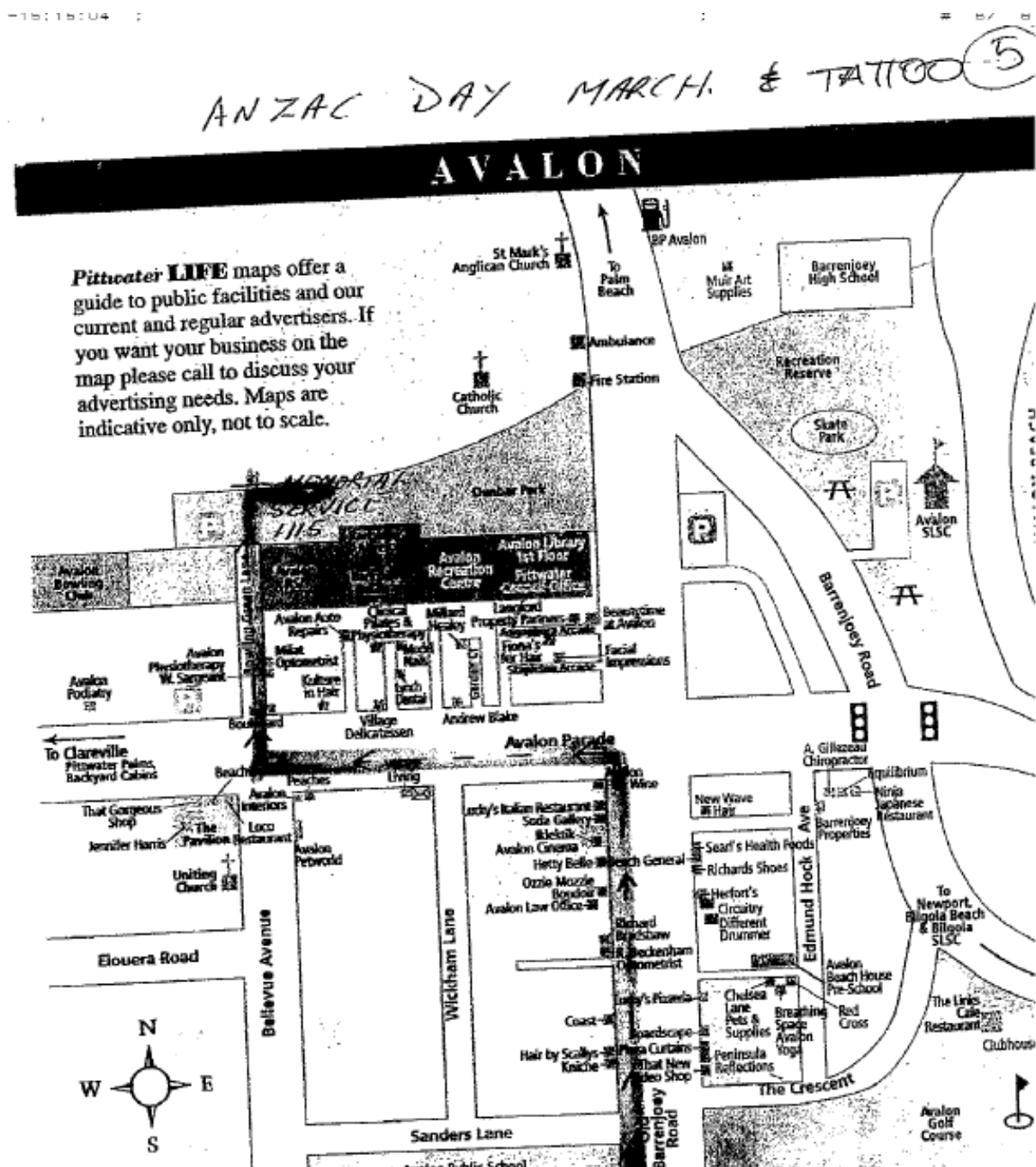
TC4.1

Kalang Road, Elanora Heights - Changes to Australia Post Parking Restrictions









Natural Environment Committee

10.0 Natural Environment Committee Business

C10.1	Review of Pittwater 21 DCP (Amendment 16) Warriewood Valley Specific Controls
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Meeting: Natural Environment Committee

Date: 7 April 2015

COMMUNITY STRATEGIC PLAN STRATEGY: Land Use & Development

COMMUNITY STRATEGIC PLAN OBJECTIVE:

- To deliver a comprehensive suite of development controls that improve the liveability of the area.
- To achieve a sense of place or character that reflects bush, beach and water.
- To promote sustainability initiatives in land use development.

DELIVERY PROGRAM ACTION:

Implement recommendations from the Warriewood Valley Strategic Review.

1.0 EXECUTIVE SUMMARY

1.1 SUMMARY

This report provides an overview of proposed amendments to the Pittwater 21 Development Control Plan (Pittwater 21 DCP) and seeks endorsement to publicly exhibit the amendments.

The amendments follow a review of the Pittwater 21 DCP, based on a recommendation from the recently adopted *Warriewood Valley Strategic Review Addendum Report 2014* (Addendum Report 2014).

New controls have been created to identify sector subdivision requirements and subdivision principles. An overhaul of built form controls for individual lots has been undertaken and are based on controls for small lot housing in the Development Control Plan for the Growth Centres, where the density of 32 dwellings per hectare is being achieved. It is believed the amended controls will result in better design and planning outcomes.

Other controls that dictate development in the Buffer Areas 1A-1M and Sectors 901A to 901G have been reviewed, including the associated plans. These amendments provide clarification to stakeholders on the development requirements for these sectors.

These controls have been introduced to enable proposals achieve the density of 32 dwellings per hectare with high quality development outcomes and all the necessary information is provided with the application to enable a thorough assessment.

The review of the Pittwater 21 DCP also identified repetitive controls within the Pittwater 21 DCP, with some also appearing in the new Pittwater Local Environmental Plan 2014 (PLEP 2014). Where appropriate, controls have been consolidated on a subject/ element basis providing a more comprehensive set of controls for example, water cycle management. In addition where the controls overlap with the PLEP 2014 they have been deleted from the Pittwater 21 DCP.

2.0 RECOMMENDATION

1. That Council endorse the exhibition of changes to the Pittwater 21 Development Control Plan (Amendment 16) (Tabled Separately) for 28 days.
 2. That the outcomes of the public exhibition for Pittwater 21 Development Control Plan (Amendment 16) be reported back to Council.
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3.0 BACKGROUND

3.1 PURPOSE

The purpose of this report is to:

- Inform Council of the proposed amendments to the Pittwater 21 Development Control Plan resulting from the adoption of the *Warriewood Valley Strategic Review Addendum Report 2014* and feedback received from the assessment of Development Applications.
- Seek Council's endorsement to formally exhibit the proposed changes to Pittwater 21 DCP (known as Amendment 16).

3.2 BACKGROUND

- 3.2.1 At its meeting of 12 June 2013, Council resolved to adopt the *Warriewood Valley Strategic Review Report 2012* (Strategic Review 2012) and instructed that a review of the applicable controls within the Pittwater 21 DCP and a review of the remaining undeveloped lands not included in the Strategic Review 2012 occur.
- 3.2.2 The review of the relevant controls was completed and adopted by Council on 18 November 2013, known as Pittwater 21 DCP (Amendment 10).
- 3.2.3 The outcome of the review of the remaining undeveloped lands not included in the Strategic Review 2012 has been completed, and is known as the *Warriewood Valley Strategic Review Addendum Report 2014* (Addendum Report 2014).
- 3.2.4 At its meeting of 17 November 2014, Council resolved to adopt Addendum Report 2014 (**Attachment 1**) and resolved that:

“7. A review of Pittwater 21 Development Control Plan be undertaken to ensure that it enables developments at a density of 32 dwellings per developable hectare. In addition, control C6.15 is to be amended to specifically identify 23B Macpherson Street (Sector 801) as the location for the Focal Neighbourhood Centre.”
- 3.2.5 The *Warriewood Valley Strategic Review Report 2012* and the *Warriewood Valley Strategic Review Addendum Report 2014* are now the applicable strategies for all undeveloped residential sectors in Warriewood Valley.
- 3.2.6 Since the adoption of the Strategic Review 2012 it has become evident that the current controls do not facilitate compliant developments at a density of 32 dwellings per hectare, which in most instances translates into small lot housing.

3.3 POLICY IMPLICATIONS

Pittwater 21 DCP is an adopted policy of Council, prepared under the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as amended and accompanying Regulations. The proposed amendments to Pittwater 21 DCP have been prepared in accordance with the EP&A Act and Regulations.

3.4 RELATED LEGISLATION

E P & A Act and Regulations

3.5 FINANCIAL ISSUES

3.5.1 Budget

The amendments to the Pittwater 21 DCP are aimed at facilitating development opportunities in Warriewood Valley generally that, in turn, will enable completion of the release area development including delivery of infrastructure funded by developer contributions.

3.5.2 Resources Implications

The subject Pittwater 21 DCP amendments will assist in controlling future operation costs as it will provide clarity around development application requirements. Complete and compliant development applications will enable an efficient assessment process. In turn this will promote timely delivery of development.

4.0 KEY ISSUES

4.1 Key Changes to the Pittwater 21 DCP

4.1.1 A summary of key changes is explained below while a comprehensive list of proposed amendments is tabled separately.

4.2 Specific controls applying to Warriewood Valley

4.2.1 Development controls regarding the 'whole of development' and the built form on newly created allotments are contained in Sections C and D of Pittwater 21 DCP respectively.

4.2.2 Controls appearing in Section C are intended to be the primary principles for development in Warriewood Valley, being:

C6.1	Warriewood Valley Release Area (Stage One)	No change
C6.2	Integrated Water Cycle Management	New control
C6.3	Natural Environment and Landscaping Principles	New control
C6.4	Principles Toward Ecologically Sustainable Development	New control
C6.5	The Road System and Pedestrian & Cyclist Network	New control
C6.6	Utilities, Services & Infrastructure Provision	New control
C6.7	Interface to Warriewood Wetlands or non-residential, commercial/industrial development	New control
C6.8	Landscaped Area for sector/buffer area/development site	New control

C6.9	Focal Neighbourhood Centre	Renumbered and amended control
C6.10	Residential Development and Subdivision Principles	New control
C6.11	Residential Subdivision Approval Requirements	New control
C6.12	Additional Specifications for Buffer 1a to Buffer 1m	Renumbered and amended control
C6.13	Additional Specifications for Sector 901A to 901G	Renumbered and amended control

- 4.2.3 Design principles for residential subdivision, under Control C6.10, have been developed, including lot orientation and dimensions appropriate to accommodate the range of housing products available to achieve the density of 32 dwellings per hectare generally. The control also specifies the best location for these housing products. This control provides guidance to stakeholders, ensuring that quality developments occur that provide high levels of amenity to its occupants and achieve the desired future character.
- 4.2.4 Control C6.11 specifically sets out application requirements for different types of built form, for example if a development includes lots that are less than 9 metres in width or are less than 225m² then a Plan of Subdivision which includes the building envelope for the dwellings on the individual lots, needs to be submitted with the application as well as the plans, elevations and sections for the dwellings.
- 4.2.5 Control C6.9 (formerly Control C6.15) has been amended identifying Sector 801 (that is 23B Macpherson Street) as the location for the Focal Neighbourhood Centre consistent with Council's resolution of 17 November 2014.
- 4.2.6 New controls developed have, in part, been the result of consolidating individual elements that, as a whole, have previously been dealt with under a specific issue for example the controls on flood, water cycle management and the creekline corridor are now under one control, C6.2 Integrated Water Cycle Management.
- 4.2.7 Existing controls specific to Buffer Area 1A to 1M and Sector 901A to 901G have also been amended, including amendments to the maps outlining location of development. These changes are the result of the feedback received during the assessment of development applications for these areas.
- 4.2.8 The majority of the built form controls for Warriewood Valley have been altered, to allow for "small lot" housing, which is the predominant housing type proposed to achieve the required density of 32 dwellings per hectare. The changes to the built form controls are based on the controls included in the Growth Centres Development Control Plan, which have been designed and tested to facilitate small lot housing. These controls appear in Section D and are:

D16.1	Character as viewed from a public place	Amend control
D16.2	Dual Occupancy Specific Controls	New control
D16.3	Secondary Dwellings	New control
D16.4	Water Management for individual allotments	Renumber and amend control
D16.5	Landscaped Area for Individual Allotments	Renumber and amended control
D16.6	Front building lines	Renumber and amended control
D16.7	Side and rear building lines	Renumber and amended control

D16.8	Solar access	Renumber and amended control
D16.9	Private and Communal Open Space	New control
D16.10	Construction, retaining walls, terracing and undercroft areas.	Renumber control
D16.11	Fences	Renumber and amended control
D16.12	Building colours and materials	Renumber control
D16.13	Pets and companion animals	Renumber control

4.2.9 Changes include reducing the required setbacks, replacing the building envelope control with a rear setback control and amending the site coverage requirements for the individual lots.

4.2.10 The solar access requirement has also been changed to provide consistency with existing requirements with the majority of the Pittwater LGA.

4.2.11 New controls have been included relating to Dual Occupancy and Secondary Dwellings. These controls will provide guidance on the location and design of this type of housing stock.

4.2.12 An overhaul of controls in Sections C and D has reduced the existing 26 and 15 controls respectively to 13 controls for each section.

4.3 Removing duplication of controls

4.3.1 The latest review identified that controls are repeated across various sections of Pittwater 21 DCP unnecessarily, for example a control that applies to all land in Pittwater LGA was also appearing as a Warriewood Valley-specific control; or that controls appear in both Pittwater Local Environmental Plan 2014 and Pittwater 21 DCP, such as controls applying to heritage conservation and assessment of the impact on a heritage item.

4.3.2 To streamline the assessment process, amendments are recommended to remove duplicated controls wherever it appears in Pittwater 21 DCP.

4.4 Statutory Process for Public Exhibition

4.4.1 Should Council agree to the recommendations of this report, the amendments to Pittwater 21 DCP (known as Amendment 16) will be exhibited for 28 days, in accordance with the *Environmental Planning and Assessment Regulations 2000*.

4.4.4 In accordance with Council's Community Engagement Policy, a public notice will be placed in the Manly Daily and information on the proposed changes will be published on Council's website and copies will be made available for viewing at Mona Vale and Avalon Customer Service Centres as well as the libraries.

4.4.5 All landowners in Warriewood Valley including the Warriewood Residents Association will be informed by letter.

4.5 Forward Path

4.5.1 At the close of the exhibition period all submissions received will be considered and if warranted, changes will be made to the exhibited document.

4.5.2 The outcomes of the public exhibition process will be reported back to Council for its consideration.

5.0 ATTACHMENTS / TABLED DOCUMENTS

- **ATTACHMENT 1** - Council's resolution of 17 November 2014 for the adoption of the Warriewood Valley Strategic Review Addendum Report 2014.
 - **TABLED DOCUMENT** (already provided to Councillors with the agenda) - Comprehensive list of the proposed amendments to the Pittwater 21 Development Control Plan.
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6.0 SUSTAINABILITY ASSESSMENT

6.1 GOVERNANCE & RISK

6.1.1 Community Engagement

The proposed changes to Pittwater 21 DCP will be placed on exhibition for 28 days enabling the community to provide input into the new controls.

The exhibition of the document will be in accordance with Council's Community Engagement Policy, the *Environmental Planning and Assessment Act 1979* and associated Regulations.

6.1.2 Risk Management

The proposed changes will provide certainty to the development outcomes in Warriewood Valley and provide a clearer path for implementation of the Section 94 Infrastructure plan.

6.2 ENVIRONMENT

6.2.1 Environmental Impact

The DCP will assist the conservation and augmentation of bushland, waterways and biodiversity as development in Warriewood Valley continues.

6.2.2 Mitigation Measures

Changes to the controls will result in high quality subdivisions, with reasonable consideration for ecological sustainable design criteria.

6.3 SOCIAL

6.3.1 Address Community Need & Aspirations and Strengthening local community

The proposed changes are aimed at enabling high quality developments that continue to enhance the liveability, connectivity and amenity of the Warriewood Valley Release Area by facilitating an appropriate mix of land uses and development, diversity of housing types and by promoting the health, well-being and safety for the developments' occupants.

6.4 **ECONOMIC**

6.4.1 **Economic Development**

The proposed changes are aimed at providing certainty in the development outcomes likely to occur in Warriewood Valley that, in turn, will result in economic growth particularly in the construction sector and long term advantages to the local economic and social environments.

Report prepared by
Anja Ralph, Planner (Land Release)

Andrew Pigott
MANAGER, PLANNING & ASSESSMENT

SUBJECT: Outcome of Public Exhibition of Warriewood Valley Strategic Review Addendum Report**Meeting: Sustainable Towns and Villages Committee****Date: 17 November 2014**

COMMITTEE RECOMMENDATION

1. That Council note the attached Probity Report prepared by Procure Group.
2. That Council note the responses to the public exhibition process detailed in the submissions table.
3. That Council adopt the attached Warriewood Valley Strategic Review Addendum Report.
4. That Council note that the *Warriewood Valley Strategic Review Report 2012*, together with the *Warriewood Valley Strategic Review Addendum Report 2014*, supersedes the *Warriewood Valley Planning Framework 2010*.
5. That Council agree to forward the attached Planning Proposal to Department of Planning and Environment for Gateway Determination to amend *Pittwater Local Environmental Plan 2014* as follows:
 - Amend the Urban Release Area Map to:
 - Remove Sectors 201, 204, and 702
 - Identify Sectors 202, 203, 802 and 10C as new sectors
 - Identify Sector 3 and Buffer Area 2 as one sector, labelled “Buffer Area 2”
 - Identify Sector 172 and Southern Buffer as one sector, labelled “Southern Buffer”
 - Identify the properties 120 and 122 Mona Vale Road as Sectors 120 and 122 respectively
 - Amend boundary of Sector 901H to identify only the battle-axe portion.
 - Amend the Land Zoning Map to rezone:
 - Sector 901H (battle-axe portion only) to R3 Medium Density Residential
 - Sector 802 (5 Forest Road) be rezoned SP2 Educational Establishment
 - Amend the Lot Size Map to:
 - Remove minimum lot size applying to Sector 901H (battle-axe portion only)
 - Remove minimum lot size applying to Sector 801
 - Amend the Height of Buildings Map to:
 - Apply a 10.5 metre height limit to Sector 901H (battle-axe portion only)
 - Amend Clause 6.1(3) to:
 - Identify Sectors 901C and 901G together.
 - Allocate Sector 202 a yield of not more than 1 dwelling.
 - Allocate Sector 901H (battle-axe portion only) a yield not more than 3 dwellings.
 - Allocate Sector 10C a yield of not more than 17 dwellings.

6. That those landowners whose properties will be subject to the Planning Proposal be advised of Council's decision in regard to recommendation 5.
7. That a review of Pittwater 21 Development Control Plan be undertaken to ensure that it enables developments at a density of 32 dwellings per developable hectare. In addition, control C6.15 is to be amended to specifically identify 23B Macpherson Street (Sector 801) as the location for the Focal Neighbourhood Centre.
8. That landowners of properties within Sector 901A be advised of the pro-rata allocation specified in Table 6 of the attached Addendum Report.
9. That any person or organisation who made a submission to the draft Warriewood Valley Addendum Report be advised of Council's decision.
10. That a public notice be published in the Manly Daily notifying of the adoption of Warriewood Valley Strategic Review Addendum Report.

(Cr Grace / Cr Ferguson)

Notes:

1. Cr Hegarty left the meeting at 8.56pm and returned at 9.08pm, having declared a significant non-pecuniary interest in Item C12.6 – Outcome of Public Exhibition of Warriewood Valley Strategic Review Addendum Report - and took no part in discussion and voting on this item. The reason provided by Cr Hegarty was:

“My mother is a landowner in the Warriewood Valley area.”

2. Cr Millar had declared a less than significant non-pecuniary interest in Item C12.6 – Outcome of Public Exhibition of Warriewood Valley Strategic Review Addendum Report, and elected to remain in the meeting and to take part in discussion and voting on this item. The reason provided by Cr Millar was:

“I live in Warriewood Valley which does not preclude me from debate.”

C10.2	Minutes of the Ingleside Community Reference Group - 4 March 2015
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Meeting: Natural Environment Committee

Date: 7 April 2015

COMMUNITY STRATEGIC PLAN STRATEGY: Land Use & Development

COMMUNITY STRATEGIC PLAN OBJECTIVE:

- To establish land uses that respond to environmental, cultural, social and economic needs in a sustainable manner

DELIVERY PROGRAM ACTION:

Commence and progress the Ingleside Precinct Planning Process with the State Government

1.0 EXECUTIVE SUMMARY

1.1 SUMMARY

The Ingleside Community Reference Group meeting of 4 March 2015 considered the following topics:

- Ingleside Design Workshops Outcomes Report November 2014
 - Ingleside Design Workshops Evaluation Report November 2014
 - Ingleside Precinct Planning process sustainability initiatives.
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2.0 RECOMMENDATION

That the minutes of the Ingleside Community Reference Group meeting of 4 March 2015 be noted.

3.0 BACKGROUND

3.1 PURPOSE

- 3.1.1 To present to Council the minutes of the Ingleside Community Reference Group meeting held on 4 March 2015.

3.2 Ingleside Community Reference Group

3.2.1 At its meeting of 24 June 2013, Council resolved (in part) as follows:

1. "That the establishment of the Ingleside Community Reference Group for the Ingleside Precinct Plan in accordance with 3.5 of this report be endorsed and the attached Terms for Reference be adopted.
2. That an Expression of Interest for the membership of the Ingleside Community Reference Group be called."

3.2.2 The Ingleside Community Reference Group was established to provide a forum for discussion between Council, the Ingleside Project Control Group and Precinct Working Group (comprising officers from the Department of Planning & Infrastructure, UrbanGrowth NSW and Pittwater Council), the community and other interested groups on a range of issues throughout the various stages of the Precinct Planning Process. The Reference Group brings together the expertise and diverse community knowledge required to suitably manage any potential release of land in Ingleside.

3.2.3 To fulfil its role, the Ingleside Community Reference Group is to:

- provide a safe and equitable forum where members, derived from registered community groups, community organisations and Pittwater residents, have equal opportunity to contribute and be involved in discussions with the Ingleside Project Team on relevant issues;
- complement other elements of the broader consultation framework established for the Ingleside Precinct Planning project;
- act as another mechanism through which Council and the Ingleside Project Team can bring items where consultation is required;
- be a means of identifying innovative ideas that can enhance the precinct planning for Ingleside.

3.3 OUTCOMES OF INGLESIDE COMMUNITY WORKSHOPS

3.3.1 At its meeting of 2 June 2014, Council was informed of the outcomes of the first round of community workshops.

3.3.2 At the same meeting, Council resolved inter-alia:

“2. That a future report be presented to Council following the second round of workshops with the Ingleside community”

3.4 POLICY IMPLICATIONS

3.4.1 Precinct Planning for Ingleside comprises evidence based investigations facilitated by the Environmental Planning & Assessment Act 1979 and Regulation, and associated legislation.

3.5 RELATED LEGISLATION

- Nil

3.6 FINANCIAL ISSUES

3.6.1 Budget

- Nil

3.6.2 Resources Implications

- Nil

4.0 KEY ISSUES

4.1 Since the last Ingleside Community Reference Group meeting on 18 November 2014 a second round of Ingleside community workshops was held in late November/early December 2014. At these workshops, a draft Structure Plan was presented to the community for comments and feedback.

The draft Structure Plan identifies potential land uses in the Ingleside precinct. This plan was informed by inputs from various technical consultancies and from the community's responses received at the first round of workshops held in March 2014.

- 4.2 At the Ingleside Community Reference Group meeting of 4 March 2015, the workshop facilitator gave a presentation to members on the outcomes of the second round of community workshops (a copy of the report and presentation was appended to the Agenda).
- 4.3 Council's Community Engagement Officer presented the Ingleside Design Workshop Evaluation Report November 2014 to Reference Group members (a copy of the report and presentation was appended to the Agenda).
- 4.4 Council's Manager of Planning & Assessment and Principal Sustainability Officer presented the range of sustainable initiatives the Project Team are striving to achieve through the Ingleside Precinct Planning process.
- This presentation was in response to a letter by the Ingleside Action Group. A member of the Ingleside Action Group addressed the Reference Group to initiate a discussion on the project's sustainability objectives.
- 4.5 The Department of Planning & Environment addressed a submission received regarding alternative servicing strategies.
- 4.6 Council's Community Engagement officer will have further discussion with an additional community group (Garigal Deep Creek Residents Association) as to that group's ongoing participation with the Reference Group.

5.0 ATTACHMENTS / TABLED DOCUMENTS (view Council Tabled Document Guidelines)

- **ATTACHMENT 1** – Minutes of the Ingleside Community Reference Group meeting of 4 March 2015
 - **ATTACHMENT 2** – Ingleside Design Workshops Outcomes Report November 2014
 - **ATTACHMENT 3** – Ingleside Design Workshops Evaluation Report November 2014
-

6.0 SUSTAINABILITY ASSESSMENT

A sustainability assessment is not required for Minutes of meetings.

Report prepared by
Robbie Platt - Assistant Planner Land Release

Andrew Pigott
MANAGER, PLANNING & ASSESSMENT

Minutes

Ingleside Community Reference Group

held at the Monash Country Club, Powderworks Road, Ingleside on

4 March 2015

Commencing at 4:07pm

ATTENDANCE:

Cr Julie Hegarty, Chairperson

Community Representatives:

Mr David Seymour, Katandra Bushland Sanctuary
Mr John Simmonds, Sydney Conference Training Centre
Mr David Palmer, Pittwater Natural Heritage Association
Mr Dick Clarke, Elanora Heights Residents Association
Mr Stephen Choularton, Bayview & Ingleside Residents Association
Ms Linda Haefeli, Climate Action Pittwater
Ms Lynne Czinner, Warriewood Valley Residents Association
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment
Mr Stephen Smith, Wirreanda Valley Residents Association
Mr Ian Longbottom, Galstaun College
Mr Conrad Grayson, Pittwater Resident Representative

Invitees:

Cr Jacqueline Townsend, Mayor
Cr Kylie Ferguson, Deputy Mayor
Mr Mark Ferguson, General Manager
Mr Graeme Jessup (Sustainability Pittwater)

Technical Advisors

Ms Liz Gonzalez, NSW DP&E
Mr Paul Robilliard, NSW DP&E
Mr Stuart McGowan, UrbanGrowth NSW
Mr Brendan Blakely, Elton Consulting

Council Advisors

Mr Chris Hunt, Director, Urban & Environmental Assets
Mr Andrew Pigott, Manager, Planning & Assessment
Ms Jane Mulroney, Manager, Community Engagement & Corporate Strategy
Ms Liza Cordoba, Principal Officer – Land Release
Ms Tija Stagni, Senior Strategic Planner – Land Release
Ms Anja Ralph, Strategic Planner – Land Release
Mr Robbie Platt, Assistant Strategic Planner – Land Release
Ms David Bremner, Community Engagement Officer
Ms Rebecca Jones, Principal Officer Sustainability, Natural Environment & Education
Ms Pamela Tasker, Minute Secretary / Administration Officer

Observers:

Mr James Owen (Elanora Heights Residents Association)
Mr Randon Ilic (Wilga Wilson Residents Association)
Mr Alan Yuille (West Pittwater Community Association)
Ms Silvana Mahoney (Garigal Deep Creek Association)
Ms Paulette McIver (Garigal Deep Creek Association)
Ms Verity Hinwood (Garigal Deep Creek Association)
Mr Richard Martin (Garigal Deep Creek Association)
Ms Fiona Martin (Garigal Deep Creek Association)
Mr Phil Bailey (Garigal Deep Creek Association)
Ms Marina Bailey (Garigal Deep Creek Association)
Mr Dennis White (Wirreanda Valley Residents Association)
Mr Tytus Loughton (Wirreanda Valley Residents Association)
Mr Antony Edye (Climate Action Pittwater)
Mr Greg Roberts (Ingleside Action Group)
Ms Lesley Stevens (Ingleside Action Group)
Mr Phil Walker (Pittwater Alliance)
Mr Harry Groves

Ingleside Community Reference Group Meeting

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1.0 Apologies

The following apologies were received and leave of absence from the Ingleside Community Reference Group Meeting was granted:

- Mr Chris Hornsby, Warriewood Valley Residents Association
- Mr Glen Ilic, Wilga Wilson Residents Association
- Ms Roberta Conroy, Bayview – Church Point Residents Association
- Ms Anne Jeffrey, Bayview Heights Estate Owners Group

Ms Lynne Czinner attended as the alternative delegate on behalf of the Warriewood Valley Residents Association.

2.0 Declarations of Pecuniary Interest/Non-Pecuniary Conflict of Interest

Nil.

Note:

The Chair raised the issue of the need for all declarations of interest made by the members of the Ingleside Community Reference Group to be publicly available. The General Manager undertook to make a list of previous declarations available to the public.

3.0 Confirmation of Minutes

COMMITTEE RECOMMENDATION

That the Minutes of the Ingleside Community Reference Group Meeting held on 18 November 2014, copies of which were distributed to all Reference Group Members, be and are hereby accepted as a true and accurate record of that meeting, excepting for the following amendment. Under the section Traffic and Transport Assessment, the last question that reads:

*In **Ingleside** there are currently only two buses on Saturday and none on Sunday.*

Should read:

*In **Elanora Heights** there are currently only two buses on Saturday and none on Sunday.*

(Jacqui Marlow / Dick Clarke)

4.0 Issues Arising From Last Meeting

On 16 December 2014, as instructed by Council, a letter was sent to Mr H Groves explaining the attendance of an observer at the Ingleside Community Reference Group Meeting held on 18 November 2014. A copy of the letter was provided to members at Appendix 2 on the Agenda for their information.

5.0 Discussion Topics

5.1 Ingleside Design Workshops Outcomes Report

Mr Brendan Blakely (Elton Consulting) addressed the meeting on the Ingleside Design Workshops Outcomes Report. Mr Blakely's PowerPoint presentation is at Appendix 1 to these Minutes. All discussions and questions were held until completion of Item 5.2 – Ingleside Design Workshops Evaluation Report.

5.2 Ingleside Design Workshops Evaluation Report

Mr David Bremner (Community Engagement Officer) addressed the meeting on this item. A copy of the PowerPoint presentation is at Appendix 2 to these Minutes.

Discussion Points on 5.1 and 5.2:

Q: Why has the issue of environment dropped out of the recommendation table?

A: The table was based on answers to the survey question 'How well did the draft structure plan address certain issues'.

Q: Does this have any implications moving forward?

A: No, we will still look at all the issues raised at the workshops.

5.3 Sustainability Issues Raised By Ingleside Action Group

Mr Andrew Pigott (Manager – Planning & Assessment) and Ms Rebecca Jones (Principal Officer – Sustainability) addressed the meeting on this item. A copy of the PowerPoint presentation is at Appendix 3 to these Minutes.

Mr Graeme Jessup (Sustainability Pittwater) and Mr Dick Clarke (Elanora Heights Residents Association) addressed the meeting on behalf of the Ingleside Action Group. This address included two PowerPoint presentations, copies of which are at Appendix 4 to these Minutes.

Discussion Points:

Q: Do you support our objective of achieving sustainable housing at 7.5 stars which is beyond BASIX? If this is not achievable, what are the barriers that prevent it?

A: BASIX is the NSW State energy rating tool which drives energy and water consumption in new dwellings. The target is up to 40% reduction in water consumption and greenhouse gas emissions and also sets minimum performance levels for thermal comfort. NatHers only sets minimum thermal comfort targets. The State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 will restrict Council setting standards that require new dwellings to exceed BASIX. Other aspects of sustainability will be implemented into the development at Ingleside. Individual developers can go above the BASIX requirements if they choose. Council will certainly encourage them to do so.

Q: So we can't write any specific sustainable criteria beyond BASIX into our Development Control Plan and Local Environmental Plan?

A: No, we are limited in areas covered by the SEPP.

Reference group members made the following points:

- This means it's a matter of changing the SEPP.
- It is not just a matter of sustainability but also a matter of making housing affordable. The State Government has a responsibility to make housing affordable. The SEPP attempts to provide a compromise to achieve this.
- But a more sustainable home is not necessarily more expensive. Through building smaller and smarter, with things like better insulation, a home owner can achieve long term savings.
- In medium density areas allotments may only be about 300m² so they won't accommodate huge houses in any case.

Mr Robilliard from the Department of Planning and Environment (DP&E) remarked that throughout this process there is a challenge for us to balance these competing issues. There will be questions that we can answer with varying degrees of certainty at different stages throughout this process. At the present stage in the process we have some control over broader issues such as planning for infrastructure and services, securing land for biodiversity, setting up water cycle management systems and managing flooding.

Q: We should be setting general goals and specific standards now and keep them in mind throughout the process to ensure they are met. Don't we need to ensure the framework being formulated now contains targets, such as greenhouse gas reductions, to lessen the chances of this being difficult to achieve further down the track?

A: There are lots of standards we have to meet which will result in very good outcomes for sustainability. While there is a lack of detail on certain aspects of the process at this stage we do agree that setting certain goals and standards is important, however we are not yet at the stage of refining development controls for individual buildings. The final outcome will evolve over time as layers of detail are added and layers of issues are resolved. For instance, zoning will set up the framework for preserving green spaces for future use and the community will decide how to use the green spaces we preserve. More detail will be included in the next stage which is public exhibition. It is in everyone's interests to achieve the best outcome for the future of Ingleside.

Q: There is a lot of work to be done in the planning stages. What opportunity will the public have to become involved in the detailed plans over the next 12 months? The Evaluation Report of the recent design workshops proved this is an excellent way of engaging the community. Will there be further design workshops?

A: Council is currently updating the Community Engagement Plan. The next stage of consultation will be a public exhibition. This will involve a number of consultation opportunities such as drop in sessions where people can talk to us specifically about their own properties. There may also be an additional round of community workshops during/following the public exhibition. In other precincts we have gone back to the community post exhibition with the outcomes of their feedback. We reiterate that Reference Group Members should disseminate information from these meetings to their respective community groups and associations. We are relying on your feedback so that community goals can be integrated early.

Q: How have we moved forward from the infrastructure delivery consultant not being aware of sustainable infrastructure?

A: A memo was sent to all members and has previously appeared in the Reference Group agenda. Sustainability was in the consultant briefs.

Mr Robilliard advised that the DP&E had clarified their expectations with Cardno on what their report will deal with in terms of sustainable servicing. They are not precluding any alternative strategies on water and sewerage and there is a role for landowners to decide what works best for them. Cardno's report will be publicly available once finalised.

Q: Mr Palmer stated that although the memo does say that sustainability is in the brief he had read the scope of works document and could not see anything indicating that.

A: Mr Pigott responded that he would follow up and confirm with Mr Palmer.

Q: What is Kinesis' role? Their scope of works document is important. Can you confirm that it will be made available to ICRG members?

A: Kinesis will be undertaking a sustainability peer review and providing recommendations for improving aspects of sustainability throughout the process. Their brief will be circulated once it is finalised.

Q: There has been no mention of electricity reduction. Are we looking at alternative sources of energy such as solar power and trigeneration for community buildings and public lighting?

A: These issues have not yet been resolved. We are not ignoring them but they don't have to be locked in for rezoning to take place.

Q: Street alignment is important in terms of solar power. Isn't that something that should be considered now?

A: We are planning for infrastructure but not to that level yet. Our focus is on rezoning and 'big picture' issues. Issues such as street alignment and street lighting will be addressed in a later stage of the process.

Q: What's happening with Macquarie Connect?

A: Discussions are still ongoing and dialogue with SHOROC on a range of initiatives is continuing. Public transport at present is convoluted and we need a faster and more efficient service. We are also looking at options to reduce demand such as providing technology hubs in Pittwater. We are hoping to improve our own infrastructure so that people won't need to travel out of Pittwater. The luxury bus models shown in the Ingleside Action Group presentation are an interesting idea.

- The Oxford Tube featured in the presentation is a private initiative and it is doubtful it will be available via public transport.

Q: At what point will it be appropriate to get Transport NSW locked into this process?

A: The DP&E is a conduit to Transport NSW. Dialogue is continuing between the two, particularly in relation to the Mona Vale Road upgrade.

- Q:** Please explain the importance of biodiversity certification and give us an update?
- A:** Biocertification addresses biodiversity on a broad scale, taking a strategic approach to achieving the best long term biodiversity outcome possible across the precinct. We are still refining the structure plan in accordance with workshop feedback. Once this is done we can re-run the credit calculation to determine what offsets may be necessary. The next phase involves working with EcoLogical Australia on the biocertification strategy.
- Q:** Does that have to be certified?
- A:** Yes, it has to be certified by Rob Stokes the Minister for the Environment.
- Q:** Why aren't Wirreanda Valley and Bayview North included in biocertification?
- A:** We are still investigating these areas. We need to determine onsite sewage capacity to identify potential minimum subdivision lot sizes before we can continue with biocertification.
- Q:** Looking at the draft Structure Plan it appears that the ratio of conservation land is unfairly balanced in favour of residents outside of Wirreanda Valley?
- A:** From the workshops we recognise that we need to look more closely at land identified for conservation in Wirreanda Valley. Most conservation land will be publicly owned and we are trying to avoid acquisition of land with dwellings on them. There will likely be changes to the land identified for conservation on the draft Structure Plan.

Notes:

1. The Chair expressed her thanks to members for the very positive discussion.
2. Cr Townsend and Cr Ferguson left the meeting at 5.35pm.

6.0 General Business

6.1 Alternative Water and Sewer Infrastructure

Mr Paul Robilliard addressed the meeting concerning the DP&E response to a letter received from the Bayview & Ingleside Residents Association (BIRA). The letter and the response were provided to members at Appendix 7 on the Agenda.

- The issues raised in the submission were about alternative servicing strategies to Sydney Water.
- We have asked Cardno to investigate alternative servicing strategies, and there may be opportunities in the more remote areas of the investigation area.
- Sydney Water has an obligation to service urban areas but critical mass is required to make it commercially viable. Landowners can choose different servicing strategies for their own properties. It may take larger landholdings or groups of landowners to all agree on the same alternative solution to make it commercially viable.
- If Sydney Water is facing delays in providing infrastructure, alternative strategies could provide a way to progress development if landowners are agreed on the alternative solution.
- Sydney Water is particularly attuned to customer perceptions of water quality.
- The initial advice we have received is that Sydney Water could provide the most cost effective way of servicing the area.

6.2 Open Space

- Q:** How will this process relate to the Pittwater Open Space and Recreation Strategy? Given that there is a lack of sports fields in Pittwater, is this an opportunity to address this issue?
- A:** Ingleside will only provide open space and sports fields that will be generated by the demand of the incoming population of this development. It is not equitable for them to provide open space to cover an existing Pittwater wide deficit.
- Q:** Would Council consider buying land in Ingleside to make up for the open space deficit in the rest of Pittwater?
- A:** Rates are collected which contribute to acquiring land for open space however it might not be cost effective to purchase land in Ingleside. S94 contributions for development in Ingleside will be used to acquire land in Ingleside but the required amount of open space will be configured based on the needs of the incoming Ingleside population alone.

6.3 Garigal Deep Creek Residents Association

- Q:** A resident group in north Elanora believe they have been missed by this process. What community engagement has been undertaken to date? The issues they raise are similar to those discussed at the community workshops and in this reference group.
- A:** The resident group is not registered as a community group with Council. We encourage this group to do so and we will follow up to assist with the registration. We have done extensive consultation to date including workshops, pop up stalls in the Elanora and Mona Vale centres, newspaper advertising, mailouts and updates to the project website www.inglesideplanning.com.au.

The Chair asked that the new community group be assisted in registering with Council. Community Engagement will liaise with the group to advise on the necessary processes to be registered.

6.4 Update on the Forward Path

Mr Paul Robilliard advised that the Project Team are now reviewing the draft Structure Plan based on feedback received at the recent round of community workshops to facilitate development of draft planning controls.

The team have confirmed the Office of Environment & Heritage requirements for the bio-certification strategy which will be exhibited along with the Precinct Plan during the public exhibition.

We need to confirm infrastructure costings such as land acquisition for parks, drainage reserves, etc. This work will all take a couple of months before we can present the package to the Minister and recommend commencement of a public exhibition.

We have seen the benefits of the community workshops late last year. To maximise community feedback we want to provide as much information as possible during the public exhibition stage.

- Q:** What date will the Minister finally sign off on the whole process? Are you expecting early 2016?
- A:** We are aiming for a public exhibition mid-2015, and land rezoned at the end of 2015. This assumes minimal changes post exhibition, which is not always the case.
- Q:** When will the financial viability study be available?
- A:** It will be available for the public exhibition. The S94 work is very detailed and that has to be done within the process.

Reference group members made the following comments:

- It is much better to take the time now and make sure everything is done as thoroughly as possible.
- The community feedback is vital to this process so it cannot be rushed. Best to tick all the boxes first.

7.0 Next Meeting

The next meeting on the Ingleside Community Reference Group is anticipated to be held in May 2015.

**There being no further business the
Ingleside Community Reference Group meeting
closed at 6.12pm on Wednesday 4 March 2015.**



COMMUNITY WORKSHOP OUTCOMES Nov – Dec 2014



The Workshops

Three workshops :

206 participants

- 27 Nov 2014, Monash Country Club
- 29 Nov 2014, Monash Country Club
- 3 Dec 2014, Pittwater Rugby Club



The Workshops



The workshops process:

- The Ingleside Draft Structure Plan
- Q&A session
- The Ingleside Vision
- Mapping Ingleside
- Feedback from members of the Ingleside community

Community Feedback Key Issues

During the mapping exercise we asked participants to provide feedback about issues that concern them. Below are the main issues that were raised.

Proposed Land Uses

- Concern about accuracy of mapping
- Private property proposed for conservation
- Land acquisition
- Controls to prevent overdevelopment
- Definition of medium density and low density and creating a balance
- Lack of development potential in Wirreanda Valley

Location of Retail and Community Centres

- Facilities need to be central and available to the whole community
- Retail centres should be near medium density housing
- Facilities for all age groups
- Multi-use trails for walkers, cyclists, and horse riders to connect the community and facilities

Community Feedback Key Issues

Biodiversity and Conservation

- Provide more wildlife crossings
- Connectivity between National Parks and Reserves.
- Peri-urbanisation is detrimental to ecological diversity
- Too much green space
- Bushfire risk
- Management of conservation land



Community Feedback Key Issues

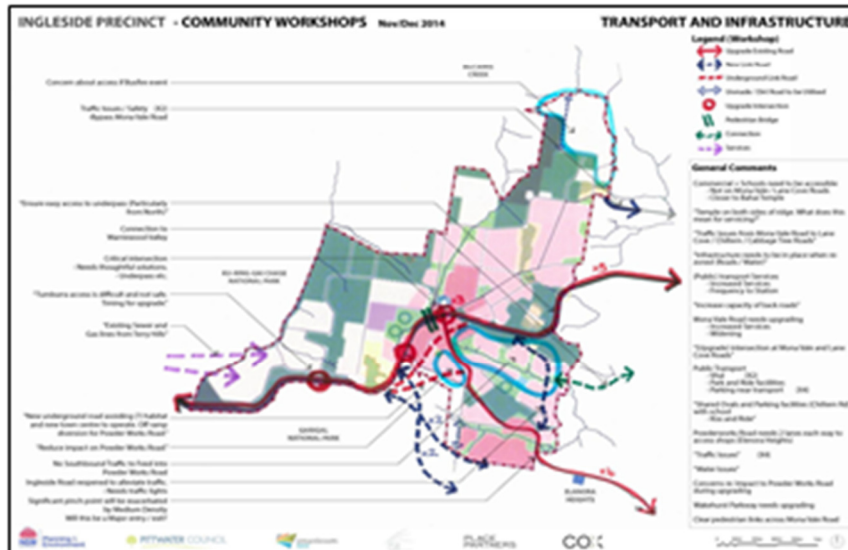
Housing Mix and Affordability

- Mix of low and medium density creates more affordable housing
- Housing caters to a wide variety of people with different needs
- Opportunity for residents to subdivide their properties
- Development contradicts the "green character" of Ingleside
- Adequate transport is needed

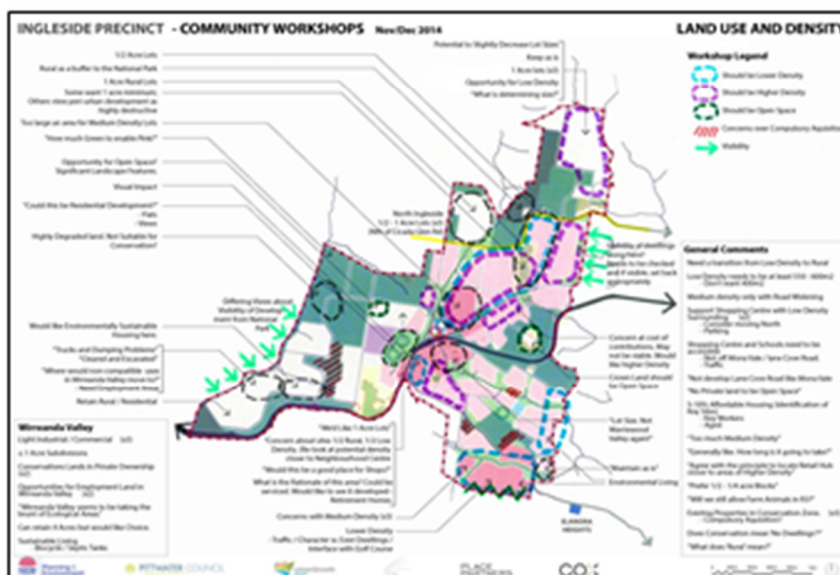
Location of Schools

- Consider providing higher education facility in the area
- Provide more kindergartens and after school care
- Consider implications of traffic generation in choosing locations for schools

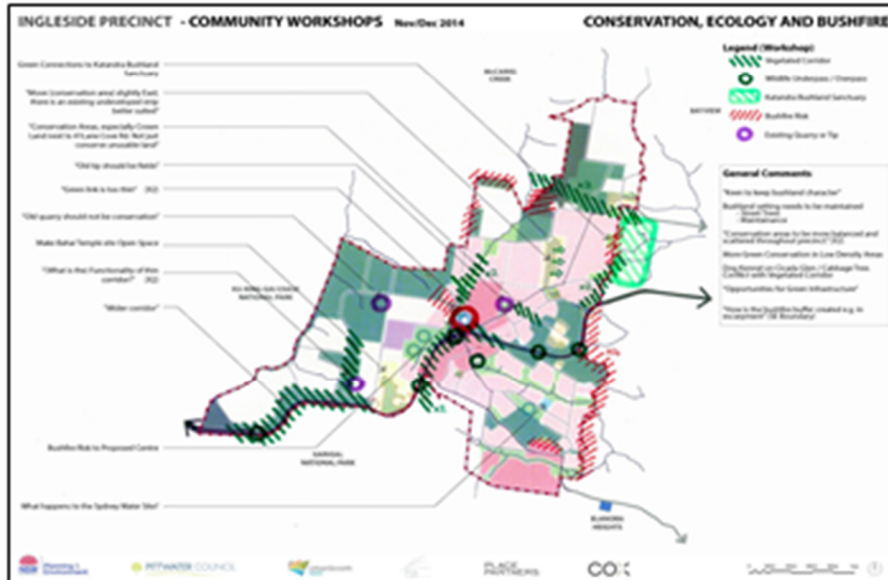
Transport and Infrastructure Mud Maps



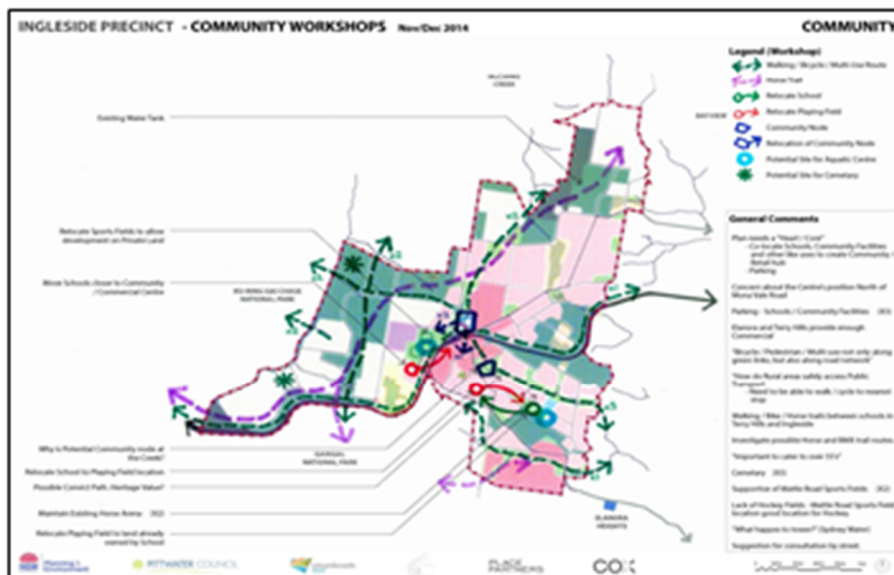
Land Use and Density Mud Maps



Conservation, Ecology and Bushfire



Community Mud Map



North Ingleside Vision

- Concerns about public transport access and traffic congestion
- Community centre and open space are highly positive outcomes
- Overconcentration of conservation land in North Ingleside and Wirreanda Valley
- Positive balance of medium and low density between the areas, allowing for the maintenance of affordable housing
- Importance of timely infrastructure provision



Wirreanda Valley

- Require more information about land conservation, land acquisition and land evaluation
- The green corridor is a positive outcome
- Need more environmentally sensitive housing in the area
- Some landowners would like to retain large lots but have some potential for subdivision
- Differing views between residents about conservation and character of the area
- Traffic congestion on Mona Vale Road and maintenance of safety
- Important to have connections between Wirreanda Valley and North Ingleside

South Inglestone Vision



- Pressure and traffic congestion on Powderworks Road
- Bushfire risk and potential consequences of Asset Protection Zone (APZ)
- Importance of increased facilities for the elderly and disabled
- Proposed mix of land uses is a positive outcome, enabling more connection between the community and neighbourhoods
- Require more information about planning for schools
- Innovative parking solutions need to be included in the planning

Individual Submissions

Individual submissions were sent to DPE and Council following workshops

Key Issues:

- Excessive land proposed for conservation in Wirreanda Valley
- Concern about accuracy of mapping
- Privately owned property proposed for conservation
- Bushfire risk of conservation land
- Concern about conservation and APZ
- The timely provision of new utilities to accommodate housing
- Support for the amount of land proposed for green space

Group Submissions

The Ingleside Precinct sustainability group key issues:

- Lack of focus on sustainability
- Require more sustainable development approaches such as solar power
- Require stronger commitment to biodiversity & conservation
- Stronger focus on Pittwater 2020 Strategic Plan and the Ingleside Vision

Friends of Narrabeen Lagoon Catchment key issues:

- Stronger focus on wildlife and conservation required
- Wildlife corridors need to connect to conservation areas and be aligned with effective fauna crossings

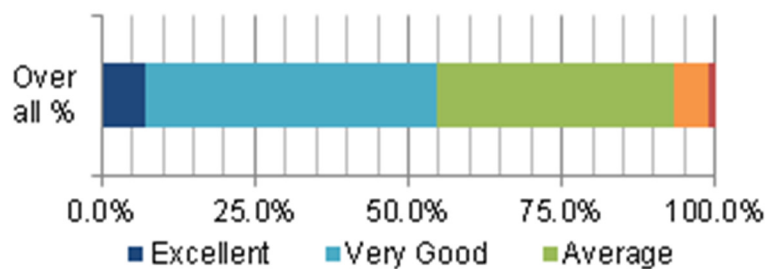
Pittwater Natural Heritage Association key issues:

- Concerns about sustainable infrastructure servicing.
- Connectivity and fauna corridors.



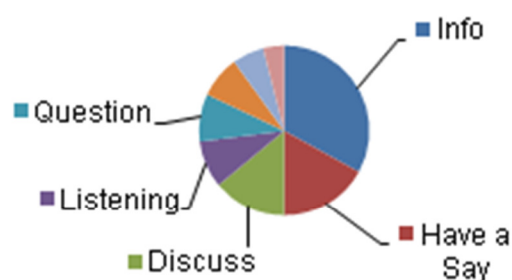
Community Workshops

- 2nd round workshops allowing input to draft structure plan
- Three sessions attended by 170 people
 - Thursday 27 November
 - Saturday 29 November
 - Wednesday 3 December
- Overall satisfaction was positive
 - 55% 'excellent' or 'very good', only a handful 'poor' or 'very poor'

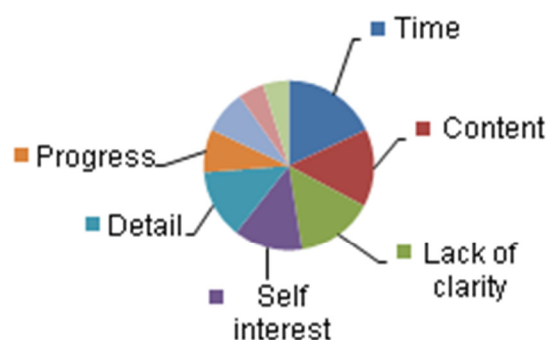


Aspects

Most useful

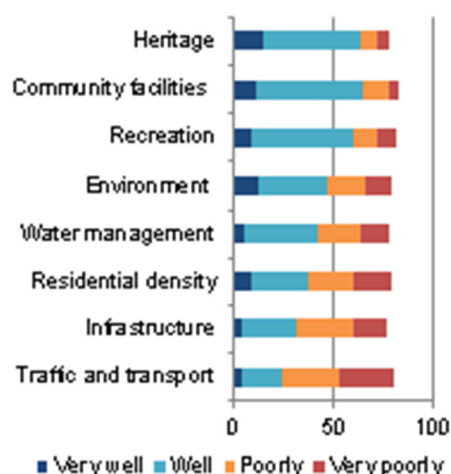


Least useful

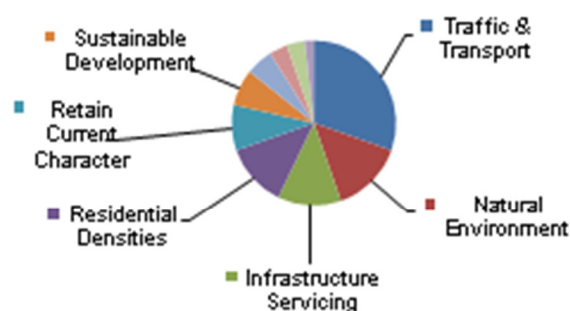


Planning issues

How well were issues addressed?



Most important issue in planning for future development?

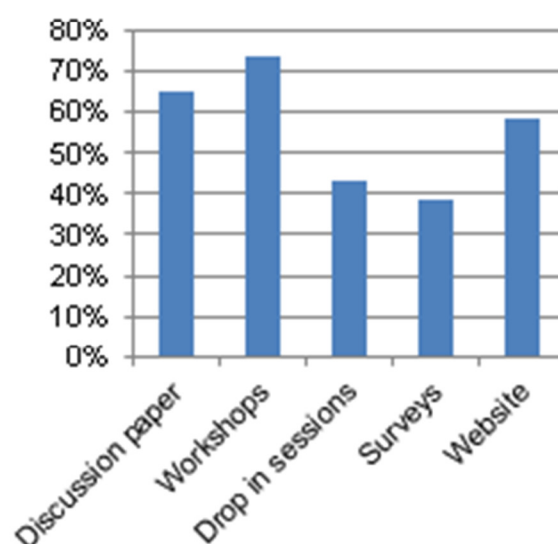


Future consultation

Prior to the workshops?

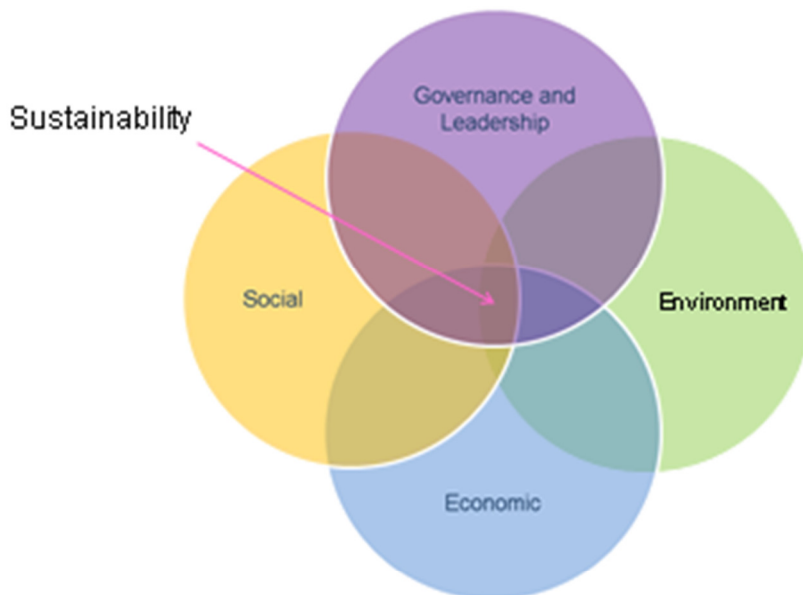


Preferred options



Sustainability and Ingleside

Wednesday 4 March 2015



Quadruple Bottom Line (QBL)

Overarching Sustainability

- Vision for Ingleside- "A connected, liveable and sustainable community that embraces and respects its landscape setting."
- Green Building Council of Australia GreenStar Communities.
- Discussions with Environmental Consultants – Kinesis.



Environmental

- Opportunities
 - No net loss of flora and fauna through Biodiversity Certification.
 - Fauna corridor identification and protection.
 - Fauna linkages across Mona Vale Road.
 - Promoting environmentally efficient systems such as Water Sensitive Urban Design and rehabilitation of creekline corridors.
 - Reduce reliance on private cars through increased active transport, park and ride and public transport.
 - Water Cycle Management.
- Challenges
 - Land ownership fragmentation.
 - Site specific constraints which limits the ability to deliver alternate servicing strategies.

Economic

- Opportunities
 - Provision of key infrastructure that enables business and community connectivity eg. NBN.
 - New town centre and community node.
 - Infrastructure improvements.
- Challenges
 - Viability of development.
 - Funding of "non essential" infrastructure.
 - S94 Contributions Plan- Infrastructure provision.



Social

- Opportunities
 - Key Worker Housing Strategy.
 - Promoting a healthy and connected community e.g. community gardens.
 - Sportsfields.
 - Creating a accessible community through an active transport strategy.
 - Sustainability trail.
 - Community development officer.
 - Protection of European and Aboriginal Heritage.
- Constraints
 - Funding of "non essential" infrastructure such as a community building.

Governance

- Opportunities
 - ICRG.
 - Transparent stakeholder engagement and consultation e.g. two workshops, information session, pop up stall, website, newsletters.
 - Encouraging sustainable behaviours and systems.
 - Climate adaptation Plan and Community Resilience Plan.
- Constraints
 - Management of competing stakeholder priorities.
 - Developing practically enforceable standards regarding accountability and delivery.

