

Minutes

Ingleside Community Reference Group

8 October 2014

Held in the Conference Room of the Monash Country Club,
Powderworks Road, Ingleside.

Commenced at 4.06pm.

Attendance:

Members of the Committee:

Cr Jacqui Townsend, Chairperson
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
Mr Antony Edye, Climate Action Pittwater
Ms Roberta Conroy, Bayview – Church Point Residents Association
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment
Mr Stephen Smith, Wirreanda Valley Residents Association
Mr Dennis White, Wirreanda Valley Residents Association
Mr Ian Longbottom, Galstaun College
Ms Anne Jeffrey, Bayview Heights Estate Owners Group
Mr Conrad Grayson, Pittwater Resident Representative

Technical Advisors (non-voting):

Ms Liz Gonzalez, NSW DP&E
Mr Paul Robilliard, NSW DP&E
Mr Peter Drivas, UrbanGrowth NSW
Ms Deanne Forrest, Roads & Maritime Services
Mr Richard Hine, Roads & Maritime Services
Ms Davina Knox, Green Building Council of Australia
Mr Luke Farr, Green Building Council of Australia

Council Advisors (non-voting):

Mr Andrew Pigott, Manager, Planning & Assessment
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
Mr David Bremner, Community Engagement Officer
Ms Pamela Tasker, Minute Secretary / Administration Officer

Ingleside Community Reference Group Meeting

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1.0 Apologies

1. Apologies were received from the following members and leave of absence from the Ingleside Community Reference Group Meeting was granted:
 - Mr Glen Ilic, Wilga Wilson Residents Association
 - Ms Linda Haefeli, Climate Action Pittwater
 - Mr Chris Hornsby, Warriewood Valley Residents Association
 - Mr Philip Rosati, Pittwater Resident Representative
2. Mr Antony Edge attended as alternative delegate on behalf of Climate Action Pittwater.

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

Nil.

3.0 Confirmation of Minutes

COMMITTEE RECOMMENDATION

That the Minutes of the Ingleside Reference Group Meeting held on 16 April 2014 be accepted as a true and accurate record of the proceedings of that meeting.

(Mr Ian Longbottom / Mr Dick Clarke)

4.0 Business Arising

4.1 Representations from the Wilga Wilson Residents Association

At the meeting on 16 April 2014 a letter was tabled by Mr Glen Ilic on behalf of the Wilga Wilson Residents Association. That letter, with a copy of the response received from the Department of Planning & Environment, was provided to all members.

COMMITTEE RECOMMENDATION

That the members note the letter from the Wilga Wilson Residents Association and the response from the Department of Planning & Environment.

(Mr David Palmer / Mr Ian Longbottom)

4.2 Meetings Schedules

1. Mr Robilliard addressed the meeting regarding the delay between ICRG meetings. The Charter does stipulate that meetings will be held bi-monthly or in accordance with the project milestones. The consultants and Technical Team have been busy working through the feedback from the workshops and the technical studies. This has taken some months. We are now at the next step, which is to come back to the ICRG with a draft Structure Plan; to be workshopped with ICRG members at the meeting on 29 October 2014. A discussion paper on the technical studies key findings will also be released prior to the second round of community workshops in November. Brendan Blakely from Elton Consulting will facilitate the workshop with the ICRG members.
 2. Ms Mulroney advised that the next ICRG meeting of 29 October is to brief members in detail on each of the technical consultants' progress to date. Observers will not be able to attend this meeting due to capacity constraints at the meeting venue. However, the second round of community workshops will be held November 11, 15 and 20 which community members are encouraged to attend. Invitations will be sent to Ingleside residents in coming weeks. Reference group members should encourage Ingleside landowners and interested parties to register for this second round of community workshops.
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4.3 Biodiversity Certification

- Q:** Biodiversity certification is often mentioned in the Minutes of the Project Control Group meetings. Can we please have an explanation of the Biodiversity Certification process?
- A:** Mr Robilliard advised that the consultant from EcoLogical will be presenting to the next ICRG meeting to explain the bio-certification for this precinct.
- Q:** There are still a lot of teething problems with Biodiversity Certification. If it is decided that biodiversity certification is not suitable in Ingleside, can we go down another path or are we locked into this approach?
- A:** Mr Robilliard advised that although bio-certification is still a relatively new approach, the team felt that it would produce the best conservation outcome in a precinct with numerous land owners. We are not locked in to using this approach but we believe it will work well in this situation.
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5.0 Discussion Topics

5.1**Presentation on the Mona Vale Road Upgrade**

Ms Deanne Forrest and Mr Richard Hine from the Roads & Maritime Service (RMS) addressed the meeting to provide an update on the Mona Vale Road (MVR) upgrade. A copy of the PowerPoint presentation is attached to the Minutes at Appendix 1.

Q: How long will these upgrades take to complete?

A: MVR east will likely take between 2 to 3 years due to the sandstone required to be cut through. It will be a similar timeframe for MVR west.

Q: There are still a lot of unknowns in terms of numbers. Where did the RMS get its dwelling numbers to model future traffic flows? What data is the traffic modelling based on?

A: The traffic modelling is based on various data. A preliminary development yield was provided to RMS by the Project Team which was the result of work done to date by various technical consultants. This information was combined with strategic modelling largely based on the Bureau of Transport statistics. Kimbriki Tip traffic data has also been considered.

Q: Is there a layer of urban design that goes into this project and when does this occur?

A: Yes, urban design for the MVR west section is currently underway by HBO+EMTB. This will feed into visual impact and landscape characteristics. They are currently reviewing the road design and trying to minimise impacts wherever possible. Sandstone cuttings will be recycled and reused for this project. The RMS's Urban Design Team ensures urban design is kept front and centre, and the Major Project Review Committee also reviews the proposal.

Q: Did you consult the Office of Environment and Heritage (OEH) throughout the process? What form will the proposed fauna crossing take?

A: Yes, OEH and the Royal Botanical Gardens have been consulted throughout this process. The plan is to link the two national parks with a fauna bridge and at least one underpass in the MVR west section. MVR East is still under assessment but it is a much tighter corridor.

Q: I assume the fauna bridge and underpasses are targeting larger animals?

A: Yes, we are also looking to erect fauna fencing wherever possible to channel fauna to these crossings.

Q: Will a pedestrian path be incorporated into the MVR east section?

A: There will be a pedestrian path between Foley St and Ponderosa Pde in Mona Vale. A path up the remainder of MVR east is still being investigated but it is planned to extend the shoulder to 3 metres. This will make it safer for cyclists and breakdowns but it is more challenging than other sections of the road as this is where the services need to be relocated.

Q: Are the utility and service providers being consulted in the early stages?

A: Yes, they have been consulted earlier than usual. We need to have the best appreciation of what will be needed in the future as we don't want to put roads in and then have to dig them up later for utilities. The Department of Planning & Environment and RMS are working closely with all service providers. Development is in part driven by the availability and cost of providing utilities. This will be covered in more detail at the next workshop by the consultant presenting on infrastructure delivery.

Q: What is the budget for the MVR upgrade?

A: We are currently funded to the planning approval stage. Construction funding is not yet available but we are in the best possible position to take advantage when it does.

- Q:** How did RMS come up with the preferred scheme?
- A:** The proposed option was deemed the preferred option following both an internal review and a design panel review. A 2009 Corridor Study recommended MVR west as most critically in need of upgrade. This is why it was addressed first. The Ingleside Precinct Planning process and the tanker accident last year have switched the focus on the MVR east section. We are now hoping to have both projects ready to proceed at the same time.
- Q:** Does the MVR west corridor take any land from the Baha'i Temple site.
- A:** We are in contact with the owners of the land containing the Baha'i Temple and we may require an easement for electricity.
- Q:** Is the Department of Planning & Environment sharing all available information with the infrastructure agencies and utility providers?
- A:** All relevant work to date has been disseminated to infrastructure agencies and service providers. We are confident they are providing their advice based on our up to date information.

5.2 Presentation on the Green Star Communities Tool

Green Star Communities is a rating tool which provides best practice benchmarks and third-party verification of the sustainability of precinct-wide developments.

Ms Davina Knox and Mr Luke Farr from the Green Building Council of Australia (GBCA) addressed the meeting and provided an overview of the Green Building Council's Green Star Communities Tool. A copy of the PowerPoint presentation is attached to the Minutes at Appendix 2.

- Q:** With so many different types of development being certified, are there any common requirements?
- A:** The aim of the tool is to be applicable to a wide range of developments provided they are masterplanned.
- Q:** How would the Ingleside project be certified under this tool?
- A:** The project team would need to approach the GBCA for an initial eligibility assessment. If successful, the project team would then continue to work with GBCA towards certification.

Note:

The Chair advised that a letter will be sent to the GBCA thanking them for their contribution.

5.3 Warriewood Sewage Treatment Plant

Ms Roberta Conroy (Bayview–Church Point Residents Association) spoke to a paper on the Warriewood Sewage Treatment Plan (STP) prepared by Mr Martin Porter of the Surfrider Foundation of Australia and Mr Angus Gordon.

Ms Conroy raised concerns regarding the capacity of the STP and the need for urgent forward planning given the population growth experienced in Warriewood and potentially in Ingleside. She also talked about the need for a deep water ocean outfall to address potential health issues associated with swimming at Turimetta Beach after heavy rain.

The Chair advised that Council has written to I-Part requesting they review the existing STP licence and impose additional environmental obligations in a new licence to improve system performance and infrastructure at the STP.

Mr Robilliard advised that the discussions with Sydney Water are ongoing concerning the projected population growth in the region and the need for adequate infrastructure. Sydney Water is subject to licencing from the Environmental Protection Authority (EPA) and it is possible they may need to upgrade their infrastructure to comply with any additional licencing requirements. Restrictions on licencing may provide opportunities for Sydney Water to consider different systems and investigate new technology to minimise environmental impact. In an area of western Sydney, Sydney Water they were told by the EPA that they were not able to increase discharge at one of their STPs without upgrades existing infrastructure.

Q: Who pays for the infrastructure at Ingleside?

A: It is usually a combination of the developers of the land and service providers.

Q: Is it possible to have Sydney Water present to this group? This has been requested at a previous meeting.

A: The Precinct Working Group has an ongoing dialogue with Sydney Water. A presentation from Sydney Water would be of more value at a later date. The Agenda for the 29 October meeting is already very full. This will include a presentation from the consultant investigating infrastructure delivery.

ACTION POINTS:

- ***A presentation on infrastructure delivery will be given to the meeting on 29 October 2014. If (following that presentation) members still wish to hear from a representative of Sydney Water, then Sydney Water is to be invited to present at a future meeting.***
- ***Should Sydney Water present to the ICRG, that they be requested to look at options for recycling and reusing water in Ingleside.***
- ***Opportunities for future presentations by organisations that deal with new technologies for water conservation be investigated.***

5.4 Updated Program

The updated program was released via the Ingleside website. Reference Group members and email subscribers were advised of the updated program by email on 6 August 2014. Ms Cordoba spoke to this item.

The PCG reviewed the program based on dates for upcoming community workshops and the next ICRG meeting. Public exhibition will be in early 2015. Consultants' technical reports are to be released prior to exhibition. The ICRG meeting following release of these studies will be to discuss the findings of the technical reports.

6.0 General Business

6.1 Department of Planning and Environment

The Department is going through a restructure and the Department's name change reflects changes due to a realignment of government portfolios. Liz Gonzalez is the new Project Manager responsible for the Ingleside land release.

Ms Gonzalez provided a brief biography, advising her background is in town planning and ecology.

6.2 Pittwater Council Organisational Restructure

Pittwater Council has also gone through a restructure, with the creation of three new Business Units including Community Engagement & Corporate Strategy. Ms Jane Mulroney is now Manager of this Business Unit, and Mr David Bremner has been appointed to the position of Community Engagement Officer. Mr Bremner also provided a brief biography for the information of members.

The Chair advised that an Urban Designer (Ms Evy Anwar) has been employed by Council. Ms Anwar is situated in another newly created Business Unit, Place Management.

6.3 'Fit for the Future' Local Government Reforms

Q: Do you see the State Government's Fit for the Future local government reform program having any impact on the Ingleside land release process? What happens if they force amalgamation?

A: The State Government's position on this issue remains no forced amalgamations. It is our hope that Pittwater Council is identified as being a sustainable LGA. A report on this is being discussed at the next Council Meeting. Councils have been encouraged to have conversations with neighbouring councils regarding LGA boundaries. In terms of mergers at this time, nothing can be done without the consent of the councils involved. ICRG members are encouraged to lobby their local State Government member. If forced mergers were to occur we would like to think that any plans already in operation would proceed.

6.4 Ingleside Residents

Q: There was a comment from the first round of community workshops that Ingleside residents weren't given preference to attend the workshops. How can this be addressed in future workshop sessions?

A: Written invitations were sent to all Ingleside residents. The workshop sessions were not full and no one was turned away. Ingleside residents will again be sent invitations to any future workshop sessions. At future sessions, it is intended that residents will be placed on tables based on their area of residence to encourage conversations on mutual areas of interest.

6.5 Next ICRG Meeting and Upcoming Community Workshops

The Chair advised that due to venue constraints, the next ICRG meeting will be closed to observers. Reference group members should encourage residents to attend the community workshops which will be held:

Tuesday 11 November at Monash Country Club - 6.30pm to 8.30pm.

Saturday 15 November at Monash Country Club - 2.00pm to 4.00pm

Thursday 20 November at Newport Community Centre - 6.30pm to 8.30pm.

Invitations to these workshops will be posted to Ingleside residents in the coming weeks.

It is expected that workshop attendees will get a better idea of dwelling numbers and densities at these workshops.

Note: Since the meeting of 8 October, dates of the next ICRG meeting and community workshops have been postponed. New meeting dates will be advised shortly.

7.0 Next Meeting

The next meeting of the Ingleside Community Reference Group will be held 4pm to 6.30pm on Wednesday, 29 October, 2014 at Mona Vale Conference Room, above Mona Vale Library at 1 Park Street Mona Vale.

Note: The next ICRG meeting scheduled for 29 October has been postponed. A new meeting date will be advised shortly.

**There being no further business the meeting of the
Ingleside Community Reference Group was concluded
at 6.00pm on Wednesday, 8 October, 2014**

Council Meeting

**13.0 Adoption of Leading and Learning Committee
Recommendations**

**14.0 Adoption of Sustainable Towns and Villages Committee
Recommendations**

Committee of the Whole
