

# INGLESIDE COMMUNITY REFERENCE GROUP

## AGENDA

Notice is hereby given that a meeting will be held at  
Newport Community Centre,  
11-13 The Boulevarde, Newport  
(also known as 322 Barrenjoey Road)

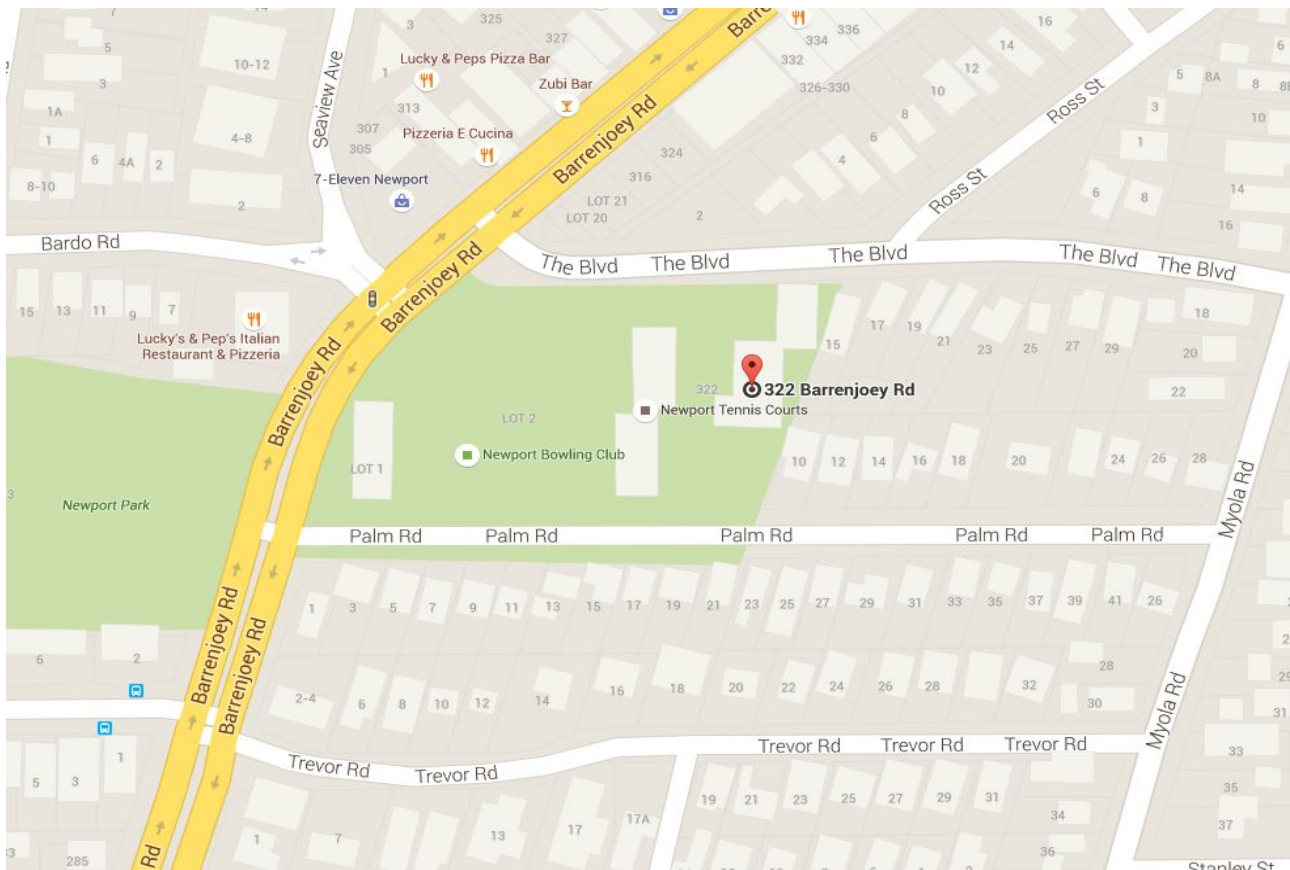
**8 December 2015**

Commencing at 4:00pm for the purpose of  
considering the items included on the Agenda.

M J Ferguson  
General Manager



## MEETING LOCATION



All Pittwater Council's Agenda and Minutes are available on Pittwater's website at [www.pittwater.nsw.gov.au](http://www.pittwater.nsw.gov.au)

### Statement of Respect

**Pittwater Council promotes and strives to achieve a climate of respect for all and endeavours to inspire in our community shared civic pride by valuing and protecting our unique environment, both natural and built, for current and future generations.**

**We, the elected members and staff of Pittwater Council, undertake to act with honesty and integrity, to conduct ourselves in a way that engenders trust and confidence in the decisions we make on behalf of the Pittwater Community.**

For information in relation to this agenda or to give an apology, please call Pamela Tasker on 9970 1663 or email [pamela\\_tasker@pittwater.nsw.gov.au](mailto:pamela_tasker@pittwater.nsw.gov.au)

**Voting Members of the Committee, namely**

Cr Julie Hegarty, Chairperson  
Mr Glen Ilic, Wilga Wilson Residents Association  
Mr David Seymour, Katandra Bushland Sanctuary  
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  
Mr Chris Hornsby, Warriewood Valley Residents Association  
Ms Roberta Conroy, Bayview – Church Point Residents Association  
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment  
Mr Stephen Smith, Wirreanda Valley Residents Association  
Mr Ian Longbottom, Galstaun College  
Ms Anne Jeffrey, Bayview Heights Estate Owners Group  
Mr Conrad Grayson, Pittwater Resident Representative  
Ms Tess Wiseman, Garigal Deep Creek Residents Association

**The following Technical Advisors (non-voting):**

Mr Paul Robilliard, NSW DP&E  
Ms Liz Gonzalez, NSW DP&E  
Mr Aaron Nangle, NSW DP&E  
Mr Stuart McCowan, UrbanGrowth NSW  
Mr Steven Ward, EcoLogical Australia

**The following Council Advisors (non-voting)**

Mr Mark Ferguson, General Manager  
Ms Melinda Hewitt, Director Environmental Planning & Community  
Mr Andrew Pigott, Manager Planning & Assessment  
Mr Mark Beharrell, Manager Natural Environment & Education  
Ms Liza Cordoba, Principal Officer Land Release  
Mr Gordon Edgar, Executive Planner Land Release  
Ms Anja Ralph, Senior Strategic Planner Land Release  
Mr Robbie Platt, Strategic Planner Land Release  
Ms David Bremner, Acting Manager Community Engagement & Corporate Strategy  
Ms Pamela Tasker, Minute Secretary / Administration Officer

**Are requested to be in attendance.**

**Please note:**

Observers are welcome to attend but are not invited to engage in discussion or voting on any matter before the Committee.

# CHARTER

## INGLESIDE COMMUNITY REFERENCE GROUP

|   |  |
|---|--|
| <b>Established:</b>   | 24 June 2013   |
| <b>Function:</b>  | This Reference Group will consider and resolve on matters relating to the Precinct Planning Process for Ingleside.   |
| <b>Aims:</b>  | <p>To provide a safe and equitable forum where members, derived from registered community groups, community organisations and Pittwater residents:</p> <ul style="list-style-type: none"> <li>• Have equal opportunity to contribute and be involved in discussions with the Ingleside Project Team on relevant issues</li> <li>• Complement other elements of the broader consultation framework established for the Ingleside Precinct Planning Project</li> <li>• Act as another mechanism through which Council the Ingleside Project Team can bring items where consultation is required</li> <li>• Be a means of identifying innovative ideas that can enhance the precinct planning for Ingleside.</li> </ul>   |
| <b>Composition/Membership:</b> <ul style="list-style-type: none"> <li>➤ Up to fifteen (15) members consisting of: <ul style="list-style-type: none"> <li>- nominated representatives from registered Resident Associations within the Ingleside Release area;</li> <li>- nominated representatives from registered community groups with specific environmental, recreational, commercial or other interests;</li> <li>- business owners within the Ingleside Release Area or in the immediate vicinity;</li> <li>- persons with significant expertise and knowledge in land release area planning, development, urban planning or traffic planning.</li> </ul> </li> <li>➤ Interested observers are invited to attend. They must advise the minute secretary at least 24 hours in advance of their intention to attend. Observers are invited as observers and are not acting as regular members appointed to reference groups.</li> <li>➤ All other Councillors are invited to attend and observe.</li> </ul> | <ul style="list-style-type: none"> <li>• <b>The Chairperson</b> elected by Council on 24 June 2013.</li> <li>• <b>The following Community Members:</b> <ul style="list-style-type: none"> <li>- Mr Glen Ilic, Wilga Wilson Residents Association</li> <li>- Mr David Seymour, Katandra Bushland Sanctuary</li> <li>- Mr David Palmer, Pittwater Natural Heritage Association</li> <li>- Mr Dick Clarke, Elanora Heights Residents Association</li> <li>- Mr Stephen Choularton, Bayview &amp; Ingleside Residents Assoc</li> <li>- Ms Linda Haefeli, Climate Action Pittwater</li> <li>- Mr Chris Hornsby, Warriewood Valley Residents Association</li> <li>- Ms Roberta Conroy, Bayview–Church Point Residents Assoc</li> <li>- Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment</li> <li>- Mr Stephen Smith, Wirreanda Valley Residents Association</li> <li>- Mr Ian Longbottom, Galstaun College</li> <li>- Ms Anne Jeffrey, Bayview Heights Estate Owners Group</li> <li>- Mr Conrad Grayson, Pittwater Resident Representative</li> <li>- Ms Tess Wiseman, Garigal Deep Creek Residents Association</li> </ul> </li> <li>• <b>Ex Officio Advisors</b> (non voting) being representatives from the Department of Planning &amp; Infrastructure or other advisors as required.</li> </ul> |
| <b>Quorum:</b>  | A majority of members provided at least 1 Councillor is present.   |
| <b>Reporting Procedures:</b>  | Minutes of meetings to be reported to the Sustainable Towns & Villages Committee of Council for consideration.   |
| <b>Meetings:</b>  | Bi-Monthly or in accordance with the project milestones.   |
| <b>Council Members Appointed:</b>   | <b>Chairperson: Cr Julie Hegarty</b>   |

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## Ingleside Community Reference Group Meeting

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**The Director, Environmental Planning & Community  
has approved the inclusion of  
all reports in this agenda.**

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## 1.0 Apologies

Apologies must be received and accepted from absent Members and leave of absence from the Ingleside Community Reference Group Meeting must be granted.

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## 2.0 Declarations of Pecuniary / Non-Pecuniary Conflicts of Interest

Reference Group Members are advised of the following definitions of a "pecuniary" or "conflict" of interest for their assistance:

\* Section 442 of the Local Government Act, 1993 states that a "pecuniary" interest is as follows:

*"(1) [Pecuniary interest] A Pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person or another person with whom the person is associated.*

*(2) [Remoteness] A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter."*

The Probity Advisor has advised that it is necessary for members to declare any pecuniary or potential conflicts of interest at the outset so that all members are aware of such interests. Thereafter, it is only necessary for a member to declare if any change has occurred, in which case a further declaration is required, or if any items under discussion are specific to that member's property, in which case another declaration is required and members are advised to absent themselves from all relevant discussion on that specific topic.

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## 3.0 Confirmation of Minutes

Confirmation of the Minutes of the Ingleside Reference Group Meeting held on 1 July 2015. The Minutes were reported to Council on 3 August 2015 and a copy of the Minute Item and Council Report are at **Appendix 1**. The Minutes of the Ingleside Reference Group Meeting are at Attachment 1 to the Council Report.

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## **4.0 Issues Arising From Last Meeting**

### **4.1 Biocertification Meeting with Ms Jacqui Marlow, EcoLogical Australia, Department of Planning & Environment and Pittwater Council**

At the last Ingleside Community Reference Group Meeting the Chair requested a further meeting be arranged between Ms Jacqui Marlow, Dr Steven Ward (EcoLogical Australia), the Department of Planning & Environment and Mr Mark Beharrell (Manager – Natural Environment and Education) to discuss the biocertification process in Ingleside.

The meeting was held on 19 August 2015. A copy of the meeting minutes are at **Appendix 2**.

### **4.2 Acknowledgement Letter to John Simmonds**

A letter was sent to John Simmonds on 22 July 2015 to thank him for his contributions to the ICRG. A copy of the letter is at **Appendix 3**.

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## **5.0 Discussion Topics**

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### **5.1 Program Update**

Mr Paul Robilliard of the Department of Planning & Environment will provide a program update.

On 14 October 2015 an additional three Ingleside draft technical reports were publicly released on the project website and are available at:

[http://www.inglesideplanning.com.au/outcomes/consultant\\_reports](http://www.inglesideplanning.com.au/outcomes/consultant_reports)

The recent release of draft reports include:

- Employment and Retail Assessment – prepared by SGS Economics and Planning
- Draft Preliminary Land Capability, Salinity and Contamination Assessment – prepared by SMEC
- Noise and Vibration Assessment - prepared by AECOM

This follows the release of the following draft reports on 4 August 2015:

- Traffic and Transport Assessment - prepared by AECOM
- Infrastructure Delivery Plan - prepared by Cardno
- On-Site Effluent Assessment for Subdivision - prepared by SMEC

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## **5.2 Update on Ecological Issues**

Dr Steven Ward of EcoLogical Australia will give an update on the field surveys for the Angus Onion Orchid and the biocertification process.

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## **5.3 Dissemination of Information**

Mr David Bremner (Acting Manager - Community Engagement & Corporate Strategy) will discuss the Ingleside Community Reference Group members role in communicating information to their various associations to seek to develop an understanding of the methods used.

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## **6.0 General Business**

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## **7.0 Next Meeting**

The next meeting date of the Ingleside Community Reference Group is anticipated to be held in early 2016.

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## ***MINUTE ITEM***

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|--------------|---|
| <b>C10.3</b> | <b>Minutes of the Ingleside Community Reference Group Meeting held on 1 July 2015</b> |
|--------------|---|

**Meeting:** Natural Environment Committee

**Date:** 3 August 2015

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**COUNCIL DECISION (By Exception)**

That the minutes of the Ingleside Community Reference Group meeting of 1 July 2015 be noted.

(Cr White / Cr Ferguson)

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## **C10.3 Minutes of the Ingleside Community Reference Group Meeting held on 1 July 2015**

**Meeting:** Natural Environment Committee

**Date:** 3 August 2015

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**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 Stage Government
- 

### **1.0 EXECUTIVE SUMMARY**

#### **1.1 SUMMARY**

At the Ingleside Community Reference Group meeting of 1 July 2015, members were given presentations on the following:

- The revised program,
  - Ecological issues,
  - Mona Vale Road upgrade,
  - Traffic and transport,
  - Infrastructure Delivery Plan, and
  - On-site effluent management capability.
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### **2.0 RECOMMENDATION**

*That the minutes of the Ingleside Community Reference Group meeting of 1 July 2015 be noted.*

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### **3.0 BACKGROUND**

#### **3.1 PURPOSE**

- 3.1.1 To present to Council the minutes of the Ingleside Community Reference Group Meeting held on 1 July 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 POLICY IMPLICATIONS**

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

### **3.4 RELATED LEGISLATION**

Nil

### **3.5 FINANCIAL ISSUES**

#### **3.5.1 Budget**

Nil

#### **3.5.2 Resources Implications**

Nil

## **4.0 KEY ISSUES**

4.1 At the Ingleside Community Reference Group meeting of 1 July 2015, Ms Liz Gonzalez from the Department of Planning & Environment gave a presentation on the revised program. The presentation informed members of new key project milestones such as the field surveys for the Angus Onion Orchid.

4.2 Reference Group members heard presentations from technical consultants and State agencies on the following topics:

- Ecological issues – Dr Steven Ward of EcoLogical Australia,
- Update on the Mona Vale Road upgrade – Richard Hine and Con Lambrous of the NSW Roads and Maritime Service,
- Traffic and transport issues – Dan Riley of AECOM,
- Infrastructure Delivery Plan – Sean Porter of Cardno, and
- On-site effluent management capability – Daniel Saunders of SMEC.

The presentations are available on the Ingleside Planning website:

[www.inglesideplanning.com.au](http://www.inglesideplanning.com.au)

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## **5.0 ATTACHMENTS / TABLED DOCUMENTS**

**Attachment 1** – Minutes of the Ingleside Community Reference Group meeting of 1 July 2015

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## **6.0 SUSTAINABILITY ASSESSMENT**

A sustainability report 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

***1 July 2015***

Commencing at 4:10pm

**ATTENDANCE:**

Cr Jacqueline Townsend, Chairperson

**Community Representatives:**

Mr David Seymour, Katandra Bushland Sanctuary  
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 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  
Ms Lynne Czinner, 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

**Technical Advisors**

Ms Liz Gonzalez, NSW DP&E  
Mr Brendan O'Brien, NSW DP&E  
Mr Aaron Nangle, NSW DP&E  
Dr Steven Ward, EcoLogical Australia  
Mr Sean Porter, Cardno  
Mr Dan Riley, AECOM  
Mr Con Lambrous, Roads & Maritime Services  
Mr Richard Hine, Roads & Maritime Services  
Mr Daniel Saunders, SMEC  
Ms Lydia Aristuti, Sydney Water  
Mr Greg Joblin, Sydney Water

**Council Advisors**

Mr Chris Hunt, Director, Urban & Environmental Assets  
Mr Andrew Pigott, Manager, Planning & Assessment  
Ms Jane Mulroney, Manager, Community Engagement & Corporate Strategy  
Mr Mark Beharrell, Manager, Natural Environment & Education  
Mr Paul Reid, Acting Manager, Urban Infrastructure  
Ms Robina Bramich, Principal Officer – Environmental Health  
Ms Liza Cordoba, Principal Officer – 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

**Observers:**

Mr Dennis White (Wirreanda Valley Residents Association)  
Ms Carol White (Wirreanda Valley Residents Association)  
Mr Antony Edye (Climate Action Pittwater)  
Mr Ben De Montemas (MIRVAC)  
Mr Ivor Dacic (Sunland Group Limited)  
Mr Graeme Jessup (Sustainability Pittwater)  
Mr Harry Groves  
Mr Terry Peck  
Mr David Grice

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## **1.0 Apologies**

1. The following apologies were received and leave of absence from the Ingleside Community Reference Group Meeting was granted:
  - Cr Julie Hegarty (Chairperson)
  - Mr Chris Hornsby (Warriewood Residents Association)
  - Mr Paul Robilliard (Department of Planning & Environment)
  - Mr Stuart McCowan (UrbanGrowth NSW)
  - Mr Mark Ferguson (General Manager, Pittwater Council)
  - Mr Steve Evans (Director, EP&C, Pittwater Council)
2. Cr Jacqueline Townsend attended the meeting as alternative Chairperson.
3. Ms Lynne Czinner attended as alternative delegate on behalf of the Warriewood Residents Association.
4. Mr John Simmonds, Director – Sydney Conference Training Centre, has tendered his resignation. The resignation of Mr Simmonds is addressed further under Item 6 – General Business.

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

Nil.

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## **3.0 Confirmation of Minutes**

### **COMMITTEE RECOMMENDATION**

That the Minutes of the Ingleside Community Reference Group Meeting held on 1 July 2015, copies of which were distributed to all Reference Group Members, be and are hereby accepted as a true and accurate record of that meeting.

(Mr Longbottom / Mr Palmer)



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## **4.0 Issues Arising From Last Meeting**

### **4.1 Infrastructure Delivery Plan Brief**

Mr Andrew Pigott clarified the issue of sustainability within the Infrastructure Delivery Plan (IDP) brief for the information of members. The study objectives for the preparation of the Infrastructure Delivery Plan state:

*“At a minimum, the following objectives apply:*

- ...
- *Embedded within the IDP objectives for the sustainable provision and use of services provided through the infrastructure.”*

### **4.2 Sustainability Brief**

Mr Pigott advised that Kinesis have been engaged as Sustainability Consultants to undertake a sustainability peer review. The scope of work has been uploaded to the project website and is available via the following link:-

[www.inglesideplanning.com.au/about/background](http://www.inglesideplanning.com.au/about/background)

**Q:** What will be gained by engaging this consultant?

**A:** Kinesis will provide comments on the overarching process so far from a sustainability perspective and identify areas we can improve on. They will also assist in the preparation of the submission to the Green Building Council of Australia (GBCA) for the Green Star Communities rating tool.

**Q:** What would be considered a good sustainability rating outcome under the Green Star Communities tool?

**A:** We have spoken with the GBCA and they understand the project and the site constraints. Given the disparate land ownership in Ingleside and the precinct location in terms of public transport, they advised that achieving a 4 star rating of ‘Australian best practice’ would be considered a great outcome.

- A Reference Group member commented that the Green Star Communities tool optimises the long term benefit to Ingleside stakeholders into the future – creating better financial returns and a more liveable community.

**Q:** Has there been any research done into whether people will pay more for higher Green Star energy rated houses?

**A:** The Green Star Communities tool rates the overall Masterplan and not individual dwellings. One of the selling points for more efficient houses is that they also provide ongoing economic savings for households.

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### **4.3 Registration of the Garigal Deep Creek Residents Association**

Mr David Bremner advised that the Garigal Deep Creek Residents Association is now a registered community group with Council.

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## **5.0 Discussion Topics**

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### **5.1 Program Update**

Ms Liz Gonzalez of the Department of Planning & Environment (DP&E) addressed the meeting on this item. A copy of the presentation is at Appendix 1 to the Minutes.

Ms Gonzalez advised that a community newsletter had been sent out last week with the revised program for the Ingleside Precinct Planning Process.

Reference Group members were advised that they would receive presentations from the technical consultants on traffic & transport, onsite effluent assessment and the Infrastructure Delivery Plan. These presentations will be uploaded to the project website following the meeting and the technical studies will be available on the website within the next couple of weeks.

As part of the environmental assessment for the Mona Vale Road Upgrade, Roads and Maritime Services (RMS) have identified the Angus Onion Orchid along the road corridor in Ingleside. This species of orchid is listed as endangered under both the NSW *Threatened Species Conservation Act 1995* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. We now need to conduct field surveys to find out if the orchid is present in other parts of Ingleside. Dr Steven Ward of EcoLogical Australia will present to the meeting on the Angus Onion Orchid field surveys. Following the field surveys it is anticipated that the remaining technical studies will be released ahead of a public exhibition.

It is proposed to release draft planning controls and the biodiversity certification package in early 2016. Gazettal of the final precinct plan will be in mid-2016 and there will be rezoning information sessions following gazettal. These timings are dependent on the outcomes of the orchid field surveys.

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### **5.2 Ecological Issues**

Dr Steven Ward of EcoLogical Australia addressed the meeting on this item, providing a presentation on the RMS Angus Onion Orchid findings, the upcoming field surveys, and the biocertification process. A copy of Dr Ward's PowerPoint presentation is at Appendix 2 to the Minutes.

#### **Discussion:**

**Q:** Are you sure that it is this endangered orchid that has been found in the precinct?

**A:** Yes, the species has been confirmed by genetic testing.

**Q:** What does it mean if the orchid is endemic to Ingleside?

**A:** We will have to work out how to manage its habitat. The location of the orchid could force a rethink of the work we have done to date. The first step is understanding its distribution. The field survey will include adjacent portions of the surrounding National Parks. It is important to wait until the survey is completed to understand the full extent of its distribution.

**Q:** I saw on the Internet that there is a colony in South Australia. Is that true?

**A:** No. There will be other similar species of orchid around but genetic testing has confirmed that they are different species.

**Q:** Can it be propagated?

**A:** The RMS have engaged the Royal Botanic Gardens and investigations into propagation are currently underway. They have established a laboratory population but we don't know whether this will successfully translate to natural sites. Opportunities for field propagation are being investigated.

- The Chair expressed that while many Ingleside stakeholders may be upset regarding potential delays as a result of the Angus Onion Orchid, Reference Group members have a responsibility to pass on accurate information to their respective community networks. Everyone shares a view that we have one opportunity to complete this land release process and it must be done properly.

**Q:** With only a couple of months flowering window for identification of the orchid, is it possible that the investigations might roll into next year's flowering season?

**A:** We anticipate a good flowering season due to all the recent wet weather however the orchid's life cycle is still a bit unknown. If we are wrong there may be delays but we anticipate that if the orchid is present we will document it this flowering season. If the orchid is not seen during a successful flowering season then we may assume that it is not present.

**Q:** Presumably, if the orchid is found in areas proposed for conservation it is not a problem?

**A:** Correct.

**Q:** Have you looked at other threatened species such as pygmy possums? How will you ensure that you don't miss threatened fauna species?

**A:** Under the Biodiversity certification process, if fauna habitat exists, the associated fauna species are assumed to be present. Existing Council data is being used where possible and we have mapped habitat to the east and west of Mona Vale Road. Wildlife will be impacted but we will take a precautionary approach in terms of habitat conservation outcomes.

- The Chair asked that a further meeting is to be arranged with Dr Steven Ward (EcoLogical), Mr Mark Beharrell (Manager - Natural Environment and Education) and Ms Jacqui Marlow to discuss this matter further.

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### **5.3 NSW RMS Update on the Mona Vale Road Upgrade**

Mr Con Lambrous and Mr Richard Hine from the NSW Roads and Maritime Services addressed the meeting on this item, providing an update on the Mona Vale Road upgrade. A copy of Dr Ward's PowerPoint presentation is at Appendix 3 to the Minutes.

Reference Group members viewed a video on the Mona Vale Road upgrade which is available via following link:

<http://www.rms.nsw.gov.au/projects/sydney-north/mona-vale-road/index.html>

Questions on the Mona Vale Road upgrade were held until after AECOM's presentation on traffic & transport.

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## 5.4

## Presentations

### Traffic and Transport – Mr Dan Riley of AECOM

A copy of the presentation presentation is at Appendix 4 to the Minutes.

#### Discussion:

**Q:** It is pleasing to see fauna crossings incorporated into the road upgrade but there are a number of green corridors that end at Mona Vale Road. Have the RMS been working with the Ingleside Project Team?

**A:** The Ingleside Project Team and the RMS have been working closely together. The Mona Vale Road upgrade proposes a number of culverts, underpasses, rope crossings and overpasses. Fauna fencing to direct wildlife to the crossings is also proposed. Details of this will be included in the RMS Review of Environmental Factors Report which is anticipated to be on public exhibition later this month.

**Q:** With local bus routes you mention a minimum 3.5m lane width. What assumptions are being made on the size of bus to passenger ratios? Transport NSW don't use smaller buses but they may work better in Ingleside.

**A:** Small feeder buses to enhance services are being investigated in the Bus Rapid Transport (BRT).

**Q:** Are the roundabouts on Powderworks Road big enough for the larger buses and will buses be able to turn around at Mona Vale Road to head back down Powderworks Road?

**A:** The roundabouts along Powderworks Road will be large enough to accommodate bus movements. Buses are unlikely to turn around at Mona Vale Road but they may make a loop trip by travelling along other roads via the proposed town centre and back down Manor Road for example.

**Q:** Will the Powderworks Road / Mona Vale Road intersection cope given that the level of service is likely to be lower than indicated?

**A:** At this intersection the traffic disruption results from the merge lane on Mona Vale Road. Modelling indicates that this intersection will be greatly improved following the Mona Vale Road west upgrade.

**Q:** Will the lights at the Lane Cove Road / Mona Vale Road intersection have a longer signal to accommodate the increased traffic?

**A:** Improvements to the Lane Cove Road intersection are planned. Lane Cove Road and Manor Road may be realigned to feed into the proposed town centre. The resulting road will improve traffic flow at the intersection.

**Q:** Will there be barriers between the shared pathway along Mona Vale Road to protect pedestrians?

**A:** The shared pathway will be 3m wide and will be located off road to ensure safety.

**Q:** Do we have detailed costings on the Mona Vale Road upgrade?

**A:** Construction of Mona Vale Road East (3.2km) is estimated to cost in the order of \$140m. Similar estimates have been given for Mona Vale Road West. We have only secured funding for the planning and design stage of the Mona Vale Road upgrade to date.

**Q:** What surface will be put on the shared pathways? Have horse riders been considered?

**A:** It is intended that the shared pathway will be used by pedestrians, cyclists and horse riders. The path surface will be investigated in the detailed design.

- Q:** Will we have longer turning lanes given the increase in traffic impacting on the Pittwater Road / Garden Street / Powderworks Road intersections?
- A:** Garden Street and Powderworks Road may need turning lanes up to 50m. This may result in a loss of on-street parking but will improve traffic flows.

### **Infrastructure Servicing – Mr Sean Porter of Cardno**

A copy of the presentation is at Appendix 5 to the Minutes.

Questions were held over until after SMEC's presentation on on-site effluent assessment.

### **On-Site Effluent Assessment – Mr Daniel Saunders of SMEC**

A copy of the presentation is at Appendix 6 to the Minutes.

#### **Discussion:**

- Q:** Will Bayview have underground power lines?
- A:** Yes. In new subdivisions all new services are required to be provided in a shared underground trench arrangement.
- Q:** Did you consider the provision of microgrids for electricity?
- A:** No. The fragmented land ownership means that off grid solutions, while potentially achievable, are not the most efficient way to service the rezoning.
- The IDP identifies the base case for traditional infrastructure provision in order to facilitate a rezoning. This does not preclude any future sustainable options which may require landowners to come together to progress an alternate solution.
- Q:** Can we develop Wirreanda Valley and how big would lot sizes be?
- A:** Given the significant environmental constraints in Wirreanda Valley and parts of Bayview and North Ingleside, conventional on-site effluent disposal systems will not work. However, this doesn't necessarily preclude these areas from future development. Various alternate systems may be available but it is not a one size fits all approach. Some alternate on-site effluent disposal systems may require landowners to come together to achieve an acceptable outcome.
- Q:** So Wirreanda Valley could contribute to development outcomes?
- A:** SMEC investigated soil capacity for standard on-site effluent disposal. The results of the investigation indicate that conventional systems are not feasible. We need to look at alternative systems and Kenesis can help with that. It is too early to determine potential subdivision lot sizes.
- Q:** Is localised sewage treatment for Ingleside possible?
- A:** Greg Joblin from Sydney Water addressed the meeting and indicated that this would be a very expensive solution. The assessment is at a very high level at this point. It may be possible to consider alternative solutions when we start to drill down into further detail. Sydney Water has considered cogeneration.
- The IDP identifies the base case which relies on standard utility provision to facilitate rezoning. In this case, standard utility provision is connection to the sewer, but that does not preclude other alternate options for landowners later in the process. It may be possible to further address alternate systems at the development stage when developers will liaise with service providers in more detail.

**Q:** Do we have contingencies should dams burst their banks? Do they have run off paths?

**A:** Large dams of a certain volume, height or location are 'prescribed', being those dams whose failure would cause serious community consequences. These prescribed dams need to meet the requirement of the Dam Safety Committee (DSC). Currently the only prescribed dam in the land precinct is the Elanora Country Club Main Dam. Prescribed dam owners have to arrange for proper operation and maintenance by trained personnel; regular dam surveillance also by trained personnel; appropriate emergency planning and security precautions; ongoing assessment and regular review of compliance with current DSC requirements and ensure that the dam is maintained in a safe condition.

**Notes:**

1. The above studies and the presentations will be released on the project website following the Ingleside Community Reference Group meeting.
2. An email will be sent to Reference Group members to inform them of the release.
3. Any further questions should be directed to Ms Liza Cordoba.
4. The Chair thanked all consultants for their presentations.
5. The consultants left the meeting at 6.25pm.

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## **6.0 General Business**

Mr John Simmonds, Director – Sydney Conference Training Centre, has tendered his resignation as a result of the recent sale of the Sydney Conference Training Centre. Mr Simmonds expressed his thanks for the opportunity to participate and advised that he believes the Reference Group has been effective in assisting the various Government bodies in delivering a land release that takes in the concerns and desires of the local community.

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### **COMMITTEE RECOMMENDATION**

That a letter be sent to Mr Simmonds in appreciation of his contribution to the Ingleside Community Reference Group and his kind comments regarding the Group.

(Cr Townsend / Mr Palmer)

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## **7.0 Next Meeting**

The next meeting date of the Ingleside Community Reference Group is anticipated to be held in late 2015.

**THERE BEING NO FURTHER BUSINESS  
THE INGLESIDE COMMUNITY REFERENCE GROUP MEETING  
CLOSED AT 6.28PM ON WEDNESDAY 1 JULY 2015**

## Meeting Minutes

| Details             |  |
|---------------------|--|
| <b>Name:</b>        | <b>Ingleside Precinct</b>  |
| <b>Location:</b>    | Eco Logical Australia, Level 6, 299 Sussex Street, Sydney  |
| <b>Date/Time:</b>   | Wednesday, 19 <sup>th</sup> August 2015, 10:30am to 11:30am  |
| <b>Attendees:</b>   | Jacqui Marlow (JM), Robbie Platt (RP) Pittwater Council, Mark Beharrell (MB) Pittwater Council, Steven Ward (SW) Eco Logical, Matthew Dowle (MD) Eco Logical, Cassie Thompson (CT) RMS, Josie Stokes (JS) RMS, Liz Gonzalez (LG) DP&E, Aaron Nangle (AN) DP&E                      |
| <b>Apologies:</b>   | Liza Cordoba (LC), Andrew Pigott (AP) Pittwater Council  |
| <b>Facilitator:</b> | Liz Gonzalez (LG) DP&E   |
| <b>Purpose:</b>     | The purpose of the meeting was to discuss the biocertification of Ingleside Precinct and the impact of development on threatened species, specifically the Eastern Pygmy Possum. The meeting was an action of the Ingleside Community Reference Group meeting held on 1 July 2015. |

| Meeting Minutes |   |                 |               |
|-----------------|---|-----------------|---------------|
| Item            | Details   | Action Required | Date Required |
|                 | <b>Biocertification</b>   |                 |               |
| 1               | <p>JM advised that the Eastern Pygmy Possum (EPP), and other threatened species are under threat from increasing urbanisation of the Ingleside area. She advised that additional specific information about the location of threatened species in the area is required to inform planning for the Ingleside Precinct. JM noted that we need to be 100% sure that we won't be losing threatened species as a result of future development.</p> <p>SW advised that the methodology being applied for Biocertification assumes the EPP is located wherever there</p> | N/A             | N/A           |



## Meeting Minutes

is suitable habitat. He noted that the development of the area may have some impact on threatened species due to loss of habitat, however the plan seeks to provide connectivity and retain areas of good condition vegetation. Future development has been identified in areas of vegetation that are considered to be poor quality.

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### Environmental corridors

JM advised that the environmental corridors shown in the draft Structure Plan are unlikely to work. LG advised that the plans are currently being refined and may have to change as a result of Orchid surveys being undertaken in September.

JS advised that RMS is preparing a Species Impact Statement for the Mona Vale Road (MVR) upgrade. Survey work will be undertaken by RMS (DGR requirement for the SIS) to determine the distribution and abundance of EPP in the locality.

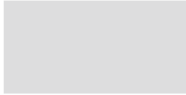
|   |  |    |     |
|---|--|----|-----|
| 2 | JM advised that additional crossings of MVR should be provided. JS noted that a flyover bridge will be provided at the Tumburra Road intersection. JM advised that there could be an additional point of connectivity through an existing culvert to the west of the proposed MVR east crossing. JS noted that this may have already been considered but will follow up. | JS | N/A |
|---|--|----|-----|

JM advised that the corridors shown in the draft Structure Plan are problematic as they are partially in private ownership. LG advised that various outcomes can be achieved on private property to preserve a corridor such as zoning the land for environmental conservation purposes and subsequent acquisition of the land by Council.

JM noted that the number of native animals killed on roads is already an issue in the area and provided information in relation to the number and distribution of road kill in the area.

LG advised that the Department is seeking to maintain and ensure wildlife corridors where possible however this is difficult due to the existing land ownership pattern in the precinct.





## Meeting Minutes

JM raised concerns about corridors linking to the town centre. LG advised that these corridors relate to the preservation of creek lines.

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### Translocation and relocation of species

- |   |  |     |     |
|---|--|-----|-----|
| 2 | JM enquired about the possibility of translocation to other areas such as North Head. JS raised concerns with translocation and advised that a superior alternative would be to relocate species to adjacent habitat (eg. the national park) where possible. It was noted that a range of studies are required prior to translocation. | N/A | N/A |
|---|--|-----|-----|

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### Other

JM noted issues regarding wild cats and dogs in the area. MB advised that Council are about to begin cat trapping in the area.

LG/JS advised that all study results will be shared between RMS and the Department.

- |   |   |     |     |
|---|---|-----|-----|
| 2 | LG advised that the Department is seeking offset sites outside of the Ingleside precinct. | N/A | N/A |
|---|---|-----|-----|

LG provided an update on the timing of exhibition of draft plans for the Ingleside Land Release Area and referred to the program outlined in the latest E-news. LG advised that the E-new is available on the Ingleside website. A hard copy of the latest E-news was provided to JM by LG at the meeting.



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Robbie Platt, Assistant Planner Land Release  
 22 July 2015

John Simmonds  
 2 Palmerston Place  
 Seaforth NSW 2092

Dear John

Thank you for your email dated 25 May 2015 informing Council of your resignation from the Ingleside Community Reference Group. Your resignation was tendered to the Chair at our meeting on 1 July 2015.

On behalf of the Chair, members of the Ingleside Community Reference Group and Pittwater Council staff I would like to thank you for your commitment and contributions over the last two years. You have raised relevant issues and participated in constructive discussions with the Reference Group and have been an effective advocate on behalf of the Sydney Conference and Training Centre. Staff have enjoyed working collaboratively with you on this project.

I hope that your time on the reference group has been a rewarding experience and I wish you well.

Yours sincerely

Andrew Pigott  
**MANAGER - PLANNING & ASSESSMENT**

Email [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au) Web [pittwater.nsw.gov.au](http://pittwater.nsw.gov.au)

Mona Vale Customer Service Centre  
 Village Park 1 Park Street, Mona Vale

Avalon Customer Service Centre  
 59A Old Barrenjoey Road, Avalon

Support Services  
 Units 11, 12, 13 + 16/5 Vuko Place, Warriewood

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