

# Agenda

## Ingleside Community Reference Group

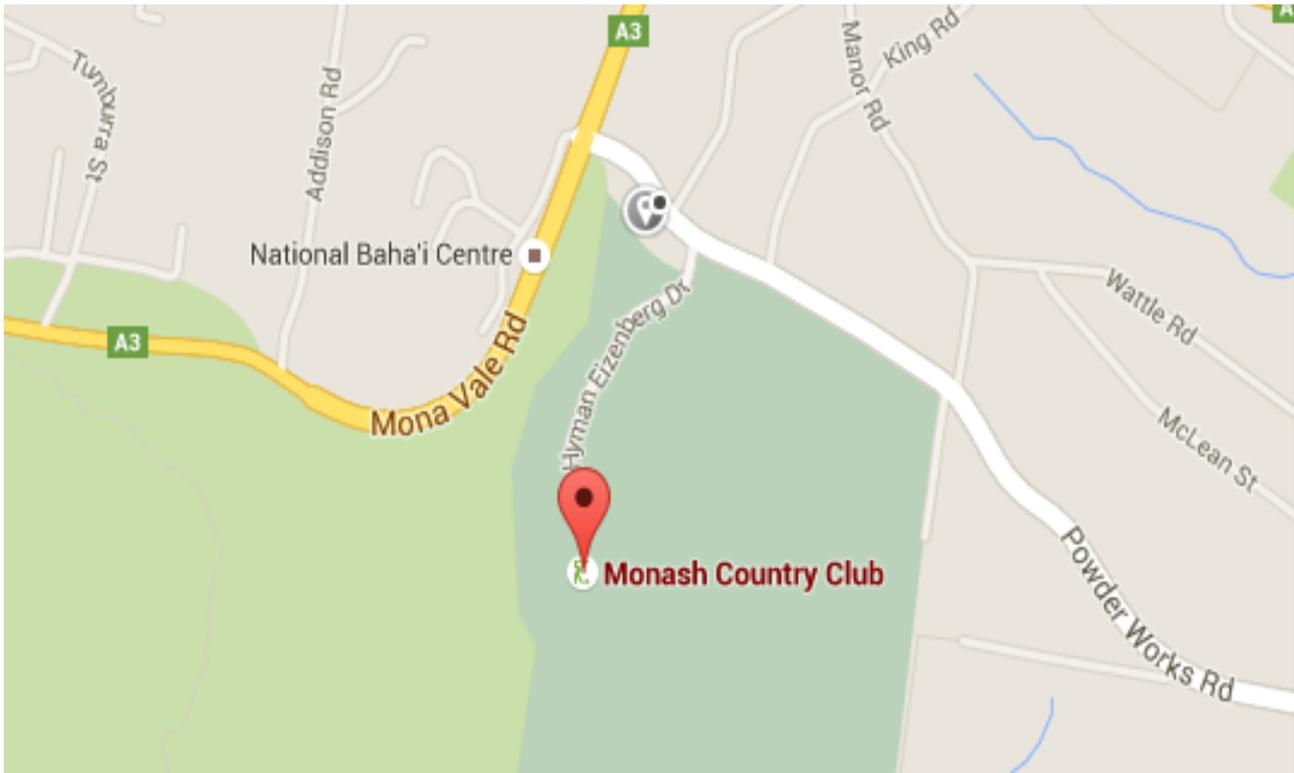
Notice is hereby given that an Ingleside Community Reference Group meeting of Pittwater Council will be held at Monash Country Club, Powderworks Road, Ingleside on

***1 July 2015***

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



## 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

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

Ms Liz Gonzalez, NSW DP&E  
Mr Paul Robilliard, NSW DP&E  
Mr Stuart McCowan, UrbanGrowth NSW  
Mr Steven Ward, EcoLogical Australia (Biodiversity)  
Mr Sean Porter, Cardno (Water Cycle Management)  
Mr Dan Riley, AECOM (Traffic and Transport)  
Mr Con Lambrous, Roads & Maritime Services  
Mr Richard Hine, Roads & Maritime Services  
Mr Daniel Saunders, SMEC (Geotechnical Services)

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

Cr Jacqueline Townsend, Mayor  
Mr Mark Ferguson, General Manager  
Mr Steve Evans, Director, Environmental Planning & Community  
Mr Chris Hunt, Director, Urban & Environmental Assets  
Mr Andrew Pigott, Manager, Planning & Assessment  
Ms Jane Mulrone, 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  
Ms David Bremner, Community Engagement Officer  
Ms Pamela Tasker, Minute Secretary / Administration Officer

**Are requested to be in attendance.**

Others are free to attend as Observers.

**Please note:**

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

# C H A R T E R

## 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 Philip Rosati, Pittwater Resident Representative</li> <li>- Mr Conrad Grayson, Pittwater Resident Representative</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 4 March 2015. The Minutes were reported to Council on 7 April 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 Infrastructure Delivery Plan Brief

Mr David Palmer requested clarification on whether sustainability is within the Infrastructure Delivery Plan brief. 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

A request for the scope of work regarding the sustainability assessment to be available to the Reference Group was made. The scope of work in regard to the sustainability peer review has been uploaded on the project website, [www.inglesideplanning.com.au/about/background](http://www.inglesideplanning.com.au/about/background)

The scope of work is replicated below:-

#### **“Scope of work**

- *Undertake a sustainability peer review of the following elements:*
  - *The Draft Indicative Layout Plan for the Ingleside Precinct including (but not limited to) the proposed yield per density range and urban form outcomes; road network and active transport network,*
  - *the Water Cycle Management Strategy and identify opportunities for water re-use*
  - *opportunities to reduce car parking rates,*
  - *Infrastructure Services Delivery Plan,**and provide advice on potential improvements to these elements to improve the sustainability performance that could be implemented/anticipated for the Ingleside Precinct.*
- *Provide advice on the statutory mechanism(s) that enables delivery of ecologically sustainable development at the precinct, super lot and individual building lot levels.*
- *Identify which credits under the GreenStar Communities Rating Tool you are able to assist Council in its application preparation.”*

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

At the previous Ingleside Community Reference Group meeting the Chair asked that the Garigal Deep Creek Residents Association be assisted in registering with Council.

Mr David Bremner advises 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

Mr Paul Robilliard of the Department of Planning & Environment (DP&E) will provide a program update.

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## 5.2 Ecological Issues

Dr Steven Ward of EcoLogical Australia will give a presentation on the field surveys for the Angus Onion Orchid, the RMS orchid findings and the biocertification process.

By way of background, an extract from Council's website on the Angus Onion Orchid is provided below:

### **Angus's Onion Orchid (*Microtis angusii*)**

**Family:** *Orchidaceae*

#### Conservation Status

Listed as an endangered species under the NSW Threatened Species Conservation Act 1995 (TSC Act) and the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).

#### Distribution

*Microtis angusii*, which was first discovered in 1987, and formally described and named in 1996 (Jones 1996), is known at just one site in Ingleside.



#### Pittwater Population

*Microtis angusii* has been found growing in at least five locations within the Terrey Hills/Ingleside area.

#### Habitat

The natural habitat of this orchid is unknown as both confirmed locations are highly disturbed. The Ingleside population occurs in a ridgetop site that has been cleared of its original vegetation, used as a soil depot and vehicle parking site, and the dominant species at the site are now introduced weeds (*Acacia saligna* and *Hyparrhenia hirta*).

It is possible that *Microtis angusii* may have been transported to the site as seeds within dumped soil (National Parks and Wildlife Service 1999b). The most likely natural habitat of *Microtis angusii* in the Pittwater-Warringah area is the Duffys Forest Vegetation Community, which has been listed as an endangered ecological community and is discussed below in section 2.6.1.

#### Ecology

*Microtis angusii* is a terrestrial orchid. For most of the year it is present only as underground tubers. It produces leaves and then flowering stems usually in late winter and spring (National Parks and Wildlife Service 1999b).

Flowers have been recorded from May to October (Jones 1996). Other *Microtis* species flower prolifically after fires, and the same is probably true of *M. angusii*. *Microtis* flowers mature from the bottom of the inflorescence to the top, and the capsules at the bottom of the inflorescence may have released their seed before the flowers at the top have opened. By summer the above ground parts have withered and there is no visible evidence of the species.

Most *Microtis* species reproduce vegetatively by the formation of 'daughter' tubers from the main tuber, and can produce huge clonal colonies this way (Bates1986). It is likely that *M. angusii* reproduces vegetatively in the same manner. Other *Microtis* species have been reported to use a 'three chance' system for reproduction from seed. That is, they produce seeds through the use of insects as pollination vectors, self fertilisation (autogamy) or production of seed without pollination (apomixis). However, not all species are capable of autogamy or apomixis.

*M. angusii* produces large quantities of minute seeds (Jones 1996), but little is known about seed production, dispersal, germination and recruitment in the species. It may be that the species reproduces primarily by vegetative means and that seed production is relatively unimportant (National Parks and Wildlife Service 1999b). It is unclear at this stage what factors trigger germination in *Microtis angusii*, or what level of seedling recruitment occurs. The time from germination to flowering is usually less than twelve months in *Microtis* species (National Parks and Wildlife Service 1999b).

### Management Issues

- Recovery Plan – a draft plan has been prepared (National Parks and Wildlife Service 1999b)
- Lack of knowledge of the biology and ecology of the species
- Fire management (fire is likely to be an important factor in the life cycle, but the most appropriate fire regime for the species is unknown)
- Habitat degradation (the only known site in Pittwater has been severely and repeatedly disturbed, and some level of disturbance, natural or otherwise, may be beneficial in promoting reproduction in the species, but other forms of disturbance are likely to be detrimental, such as soil compaction, rubbish dumping and overgrowth by weeds)
- Translocation (as an alternative to conservation in situ)
- Unauthorised collection of plant material (as a rare orchid, *Microtis angusii* is a possible target for unscrupulous orchid collectors)
- Community education

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

A representative from the NSW Roads and Maritime Service will give an update on the Mona Vale Road upgrade.

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## **5.4 Presentations**

The following presentations will be given to members of the Ingleside Community Reference Group:

- Traffic and Transport – Mr Dan Riley of AECOM
- Infrastructure Servicing – A representative of Cardno
- On-Site Effluent Assessment – Daniel Saunders of SMEC

The above studies and the presentations will be released on the project website after the Ingleside Community Reference Group meeting. An email will be sent to Reference Group members to inform them of the release.

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## **6.0 General Business**

Resignation of John Simmonds (Sydney Conference Training Centre) from the Ingleside Community Reference Group.

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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.

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## **MINUTE ITEM**

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<b>C10.2</b>	<b>Minutes of the Ingleside Community Reference Group Meeting held on 4 March 2015</b>
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**Meeting:** Natural Environment Committee

**Date:** 7 April 2015

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### **COMMITTEE RECOMMENDATION**

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

(Cr Townsend / Cr White)

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## **C10.2 Minutes of the Ingleside Community Reference Group Meeting held on 4 March 2015**

**Meeting:** Natural Environment Committee

**Date:** 7 April 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 State Government
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### **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.***

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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 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:

*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

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## 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.

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## 3.1 ATTACHMENTS

**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

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## 3.2 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 Mulrone, 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 Mclver (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



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## 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.

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## 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.

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## 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)

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## **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.

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## **5.0 Discussion Topics**

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### **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.

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### **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.

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### **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 300m<sup>2</sup> 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.

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## **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](http://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.

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## **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.**