



Minutes

Ingleside Community Reference Group

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

4 March 2015

Commencing at 4:07pm

ATTENDANCE:

Cr Julie Hegarty, Chairperson

Community Representatives:

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

Invitees:

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

Technical Advisors

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

Council Advisors

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

Observers:

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

Ingleside Community Reference Group Meeting

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1.0 Apologies

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

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

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

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

Nil.

Note:

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

3.0 Confirmation of Minutes

COMMITTEE RECOMMENDATION

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

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

Should read:

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

(Jacqui Marlow / Dick Clarke)

4.0 Issues Arising From Last Meeting

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

5.0 Discussion Topics

5.1 Ingleside Design Workshops Outcomes Report

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

5.2 Ingleside Design Workshops Evaluation Report

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

Discussion Points on 5.1 and 5.2:

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

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

Q: Does this have any implications moving forward?

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

5.3 Sustainability Issues Raised By Ingleside Action Group

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

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

Discussion Points:

- Q:** Do you support our objective of achieving sustainable housing at 7.5 stars which is beyond BASIX? If this is not achievable, what are the barriers that prevent it?
- A:** BASIX is the NSW State energy rating tool which drives energy and water consumption in new dwellings. The target is up to 40% reduction in water consumption and greenhouse gas emissions and also sets minimum performance levels for thermal comfort. NatHers only sets minimum thermal comfort targets. The State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 will restrict Council setting standards that require new dwellings to exceed BASIX. Other aspects of sustainability will be implemented into the development at Ingleside. Individual developers can go above the BASIX requirements if they choose. Council will certainly encourage them to do so.
- Q:** So we can't write any specific sustainable criteria beyond BASIX into our Development Control Plan and Local Environmental Plan?
- A:** No, we are limited in areas covered by the SEPP.

Reference group members made the following points:

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

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

- Q:** We should be setting general goals and specific standards now and keep them in mind throughout the process to ensure they are met. Don't we need to ensure the framework being formulated now contains targets, such as greenhouse gas reductions, to lessen the chances of this being difficult to achieve further down the track?
- A:** There are lots of standards we have to meet which will result in very good outcomes for sustainability. While there is a lack of detail on certain aspects of the process at this stage we do agree that setting certain goals and standards is important, however we are not yet at the stage of refining development controls for individual buildings. The final outcome will evolve over time as layers of detail are added and layers of issues are resolved. For instance, zoning will set up the framework for preserving green spaces for future use and the community will decide how to use the green spaces we preserve. More detail will be included in the next stage which is public exhibition. It is in everyone's interests to achieve the best outcome for the future of Ingleside.
- Q:** There is a lot of work to be done in the planning stages. What opportunity will the public have to become involved in the detailed plans over the next 12 months? The Evaluation Report of the recent design workshops proved this is an excellent way of engaging the community. Will there be further design workshops?

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

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

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

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

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

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

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

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

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

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

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

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

Q: What's happening with Macquarie Connect?

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

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

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

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

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

Notes:

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

6.0 General Business

6.1 Alternative Water and Sewer Infrastructure

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

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

6.2 Open Space

Q: How will this process relate to the Pittwater Open Space and Recreation Strategy? Given that there is a lack of sports fields in Pittwater, is this an opportunity to address this issue?

A: Ingleside will only provide open space and sports fields that will be generated by the demand of the incoming population of this development. It is not equitable for them to provide open space to cover an existing Pittwater wide deficit.

Q: Would Council consider buying land in Ingleside to make up for the open space deficit in the rest of Pittwater?

A: Rates are collected which contribute to acquiring land for open space however it might not be cost effective to purchase land in Ingleside. S94 contributions for development in Ingleside will be used to acquire land in Ingleside but the required amount of open space will be configured based on the needs of the incoming Ingleside population alone.

6.3 Garigal Deep Creek Residents Association

Q: A resident group in north Elanora believe they have been missed by this process. What community engagement has been undertaken to date? The issues they raise are similar to those discussed at the community workshops and in this reference group.

A: The resident group is not registered as a community group with Council. We encourage this group to do so and we will follow up to assist with the registration. We have done extensive consultation to date including workshops, pop up stalls in the Elanora and Mona Vale centres, newspaper advertising, mailouts and updates to the project website www.inglesideplanning.com.au.

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

6.4 Update on the Forward Path

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

The team have confirmed the Office of Environment & Heritage requirements for the biocertification 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 late in the process.

Reference group members made the following comments:

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

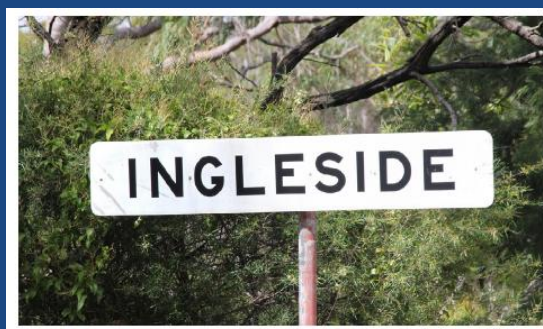
7.0 Next Meeting

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

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



Planning &
Environment



COMMUNITY WORKSHOP OUTCOMES Nov – Dec 2014



Planning &
Environment



The Workshops

Three workshops :

206 participants

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



Community Feedback Key Issues

Biodiversity and Conservation

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



Community Feedback Key Issues

Housing Mix and Affordability

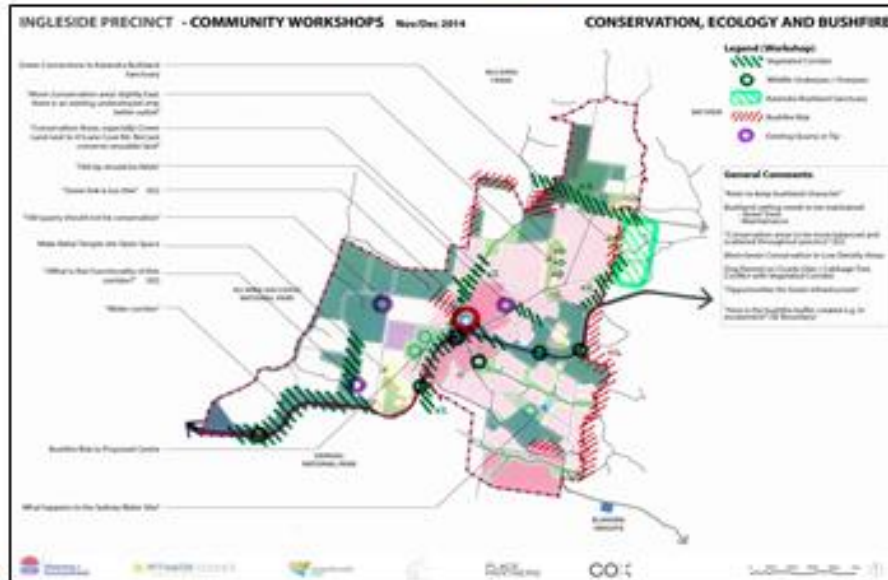
- Mix of low and medium density creates more affordable housing
- Housing caters to a wide variety of people with different needs
- Opportunity for residents to subdivide their properties
- Development contradicts the "green character" of Ingleside
- Adequate transport is needed

Location of Schools

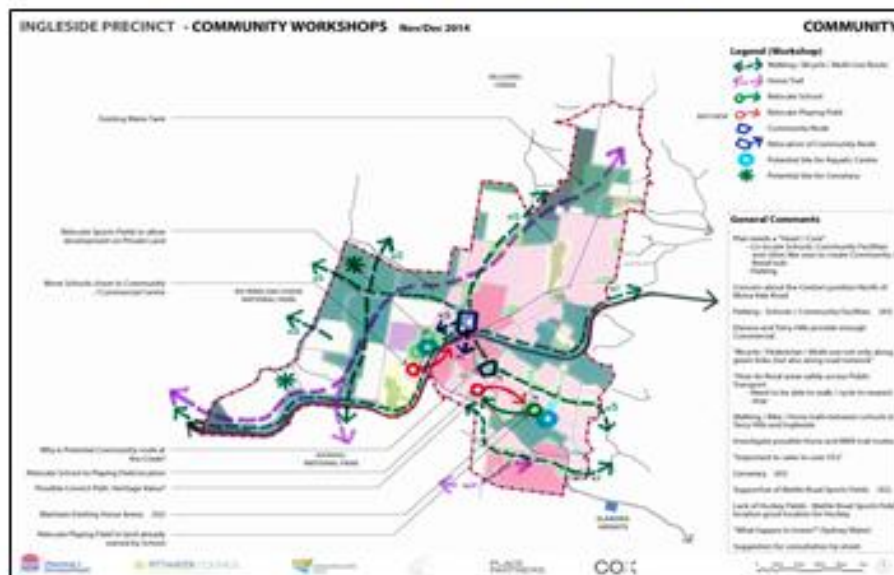
- Consider providing higher education facility in the area
- Provide more kindergartens and after school care
- Consider implications of traffic generation in choosing locations for schools

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Conservation, Ecology and Bushfire



Community Mud Map



North Ingleside Vision

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



Wirreanda Valley

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

South Ingleside Vision



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

Individual Submissions

Individual submissions were sent to DPE and Council following workshops

Key Issues:

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

Group Submissions

The Ingleside Precinct

sustainability group key issues:

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

Friends of Narrabeen Lagoon

Catchment key issues:

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

Pittwater Natural Heritage Association

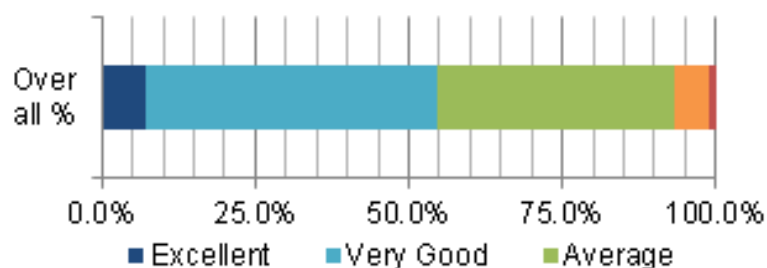
key issues:

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



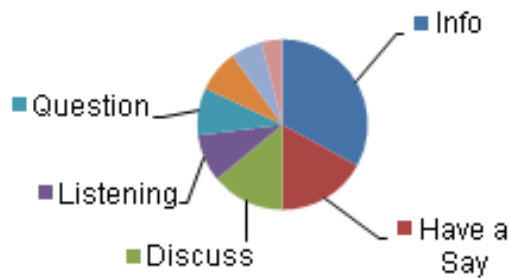
Community Workshops

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

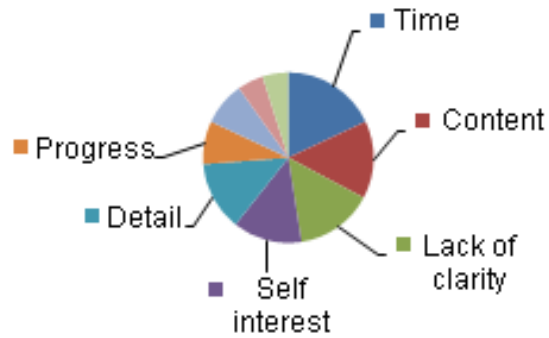


Aspects

Most useful

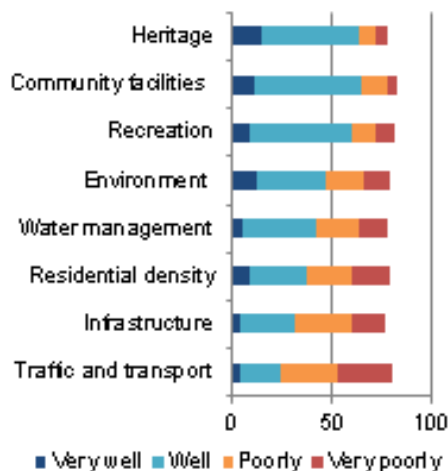


Least useful

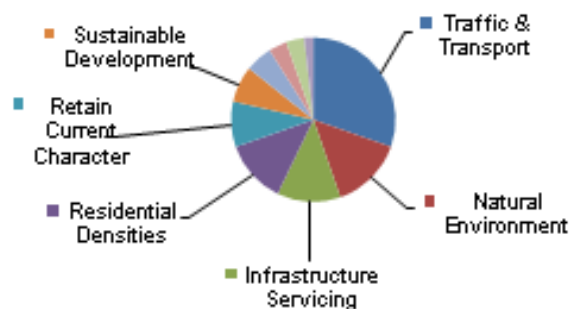


Planning issues

How well were issues addressed?



Most important issue in planning for future development?

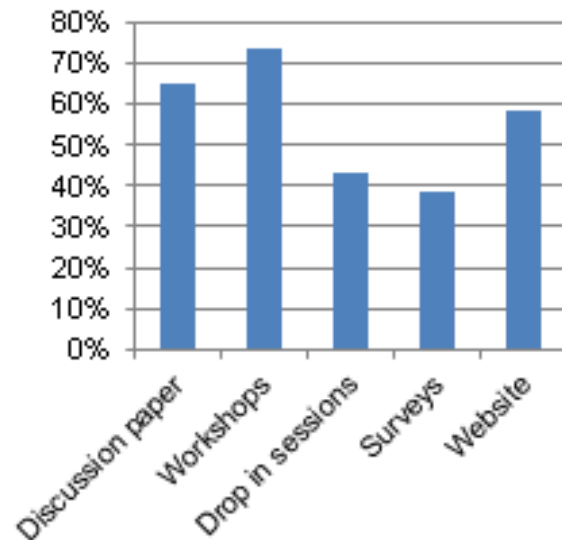


Future consultation

Prior to the workshops?

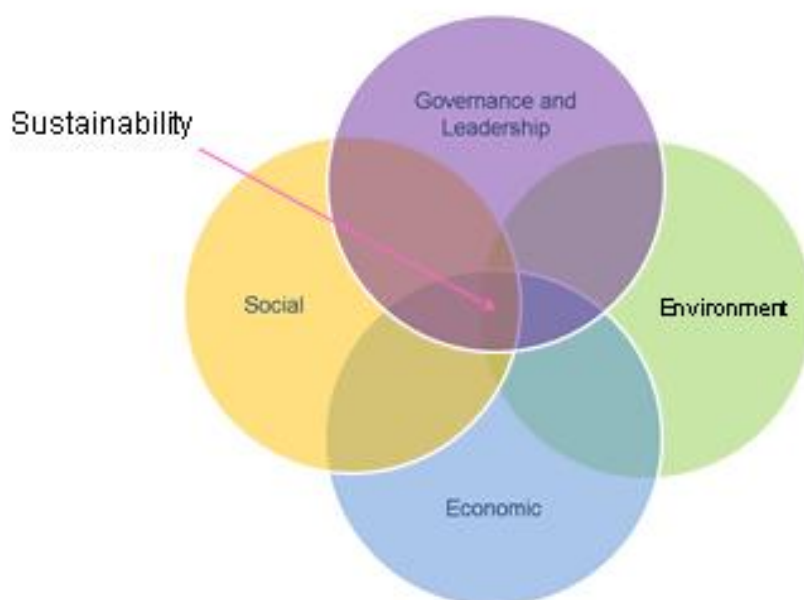


Preferred options



Sustainability and Ingleside

Wednesday 4 March 2015



Quadruple Bottom Line (QBL)

Overarching Sustainability

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



Environmental

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

Economic

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




Social

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

Governance


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





Setting the Standard for a Sustainable Future in Ingleside

Ingleside Reference Group presentation
- March 2015



**We, as a responsible, forward thinking
community, must plan now for a high
level of sustainability in the near future**

**There is NO other viable
option!**



3000 – 3500 dwellings

by

2030




2030

**Too late to say – ‘Gee, we should
have done something to be more
sustainable’**





**By 2030:
40-60% reduction in
Green House Gas
from 2000 levels**



**By 2030:
BASIX
will only achieve a 10%
reduction**



Ingleside homes

**Minimum NatHers
7.5 Star Rating**



TRANSPORT

**20% of Green House Gas
emissions**

Need superb public transport system




TRANSPORT

**Bicycle
and
walking tracks**






**MUST MAKE
A COMMITMENT
TO CHANGE**





**We are prepared
to make the effort**



- 
- **Researched the Pittwater Community**
 - **Sustainability seen as very important**
 - **Developed Vision and our Strategies**
- 



Pittwater's Vision

'to be a vibrant sustainable community
of connected villages inspired by bush,
beach and water'

Pittwater's Vision

Ingleside must fit within the Pittwater Vision and the agreed strategies



Pittwater Council Resolution

Council wants Ingleside to be:

***"a sustainable and
ecologically sensitive
development form based on
the highest standards".***



Ingleside

Planned, Built, Maintained
to
World's best sustainability
practices



Infrastructure

Rainwater harvesting
Sewage treatment to tertiary level
Solar panel street lighting
Community gardens
Integration of good public transport
Walkways and cycle paths
Community centre/café
Work Centres



Homes

Net zero energy, PV panels & high energy efficient design

Going beyond Basix requirements, Min 7.5 NatHERS star rating for buildings

Solar or heat pump for hot water

Greywater reuse



Environment

Ingleside must have a high level of effective safeguards to guard against impacts on Native vegetation and wildlife



Cape Paterson - Victoria



Currumbin ecoVillage, QLD



Labels on the map include:

- POWERLINES
- DAM
- WORKSHOPS
- FIREBREAK
- GULLY
- VIEW
- 100 YEAR FLOODLINE
- CAFE
- ADMIN BUILDING
- INFO BUILDINGS
- CREEK
- RURAL SMALL HOLDINGS



GOOGONG NORTH

Welcome to our first neighbourhood, Googong North - featuring the Googong Display Village, Beltana Park, Club Googong, schools, playing fields, Village Centre and much more.

MAP LEGEND

- Small Courtyard (320m² - 420m²)
- Medium Courtyard (420m² - 450m²)
- Large Courtyard (450m² - 480m²)
- Small Traditional (480m² - 545m²)
- Medium Traditional (545m² - 620m²)
- Large Traditional (620m² - 700m²)
- Estate Home (700m² - 1000m²)
- Future Land Release
- House and Land Package
- Googong Display Village

GOOGONG MASTERPLAN

GOOGONG NORTH

SCALE 0 100m

NORTH

Googong North is a new residential development located in the Googong area, featuring a mix of housing types and sizes. The development is situated on a greenfield site, offering a fresh start for residents. The map shows the layout of the development, including the location of the Googong Display Village, Beltana Park, Club Googong, schools, playing fields, Village Centre, and other amenities. The development is designed to provide a high-quality living environment for its residents, with a focus on sustainability and community. The map legend provides information on the different types of housing available, including Small Courtyard, Medium Courtyard, Large Courtyard, Small Traditional, Medium Traditional, Large Traditional, Estate Home, Future Land Release, House and Land Package, and Googong Display Village. The map also includes a scale bar and a north arrow, making it easy to navigate and understand the layout of the development.



Googong - Queanbeyan



Expectation

Our expectation is that the NSW Government, together with Pittwater Council and the Pittwater community will work together to ensure that Ingleside is researched, planned and developed to meet the Vision of Pittwater.

**Anything less is
unacceptable**



QUESTIONS

Do you agree?

Do you support it?



**Ingleside Precinct
Sustainability Group**

Contact: graemejessup@optusnet.com.au

Questions for the Planners

Do the Planners agree that as a result of current planning Ingleside will not come close to meeting a 40% to 60% reduction in Green House Gas emissions?

Will the planners make sure Ingleside embodies changes that will meet the 40% to 60% reduction by 2030? If not please indicate the barriers that will prevent them from doing so.

Have the planners agreed to obtain GreenStar certification for Ingleside? If not, why not.

Getting Around

Business As Usual...

- 3,500 dwellings = 7,000 extra cars
- Min. 3,000 extra cars during AM & PM peaks
= traffic gridlock, even with Mona Vale Rd upgrade.

Why?

- Induced Traffic Growth



Into the mid-21st century
this means of 'getting around' will not work -

It is a 19th century solution using 20th century
technologies.

It will not continue.

Let's set Ingleside up to be the change


Totally integrated transport solution...

- meets the actual needs of residents and commuters,
- provides an attractive alternative to cars,
- encourages an active and interactive community.

How? The solution includes

- Walkways and cycleways throughout,
- Very frequent local and district loop shuttles
 - (small buses in 2015, by 2030 who knows?)
- Mass transit services to major commercial centres beyond (City, Macquarie etc)
 - very frequent in peak times
 - fast, luxurious, clean, hi-tech (wi-fi & power etc)
 - BRT in 2015, by 2050 who knows





And they won't exist here
unless we decide that they will.

We have that chance with Ingleside.

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Ingleside Precinct Sustainability Group

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