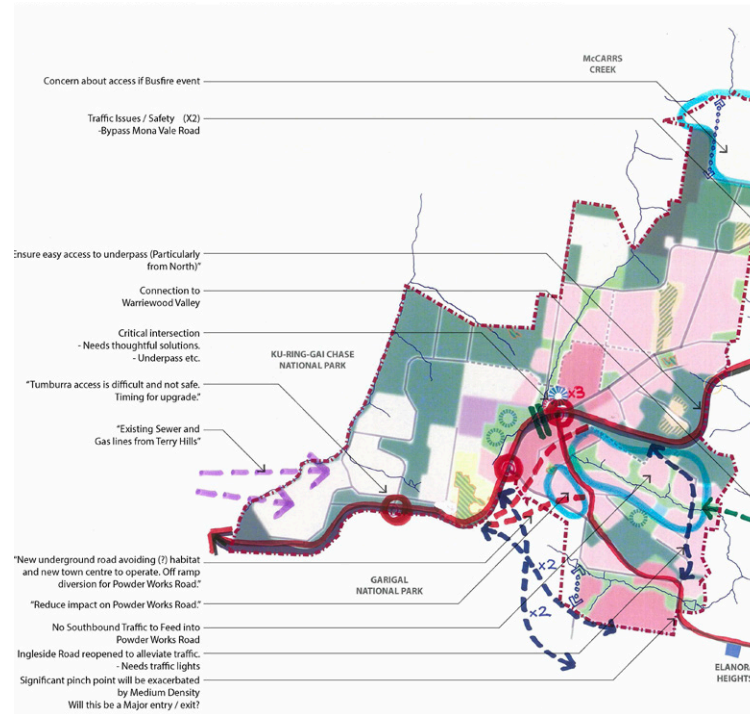


Ingleside Design Workshops Outcomes Report

December 2014

Prepared by Elton Consulting



elton
consulting

Ingleside Design Workshops Outcomes Report

General

Planning and Environment, Pittwater Council and UrbanGrowth NSW are, in partnership, continuing to undertake detailed planning for the Ingleside Release Area.

Consistent with the project partners' commitment to proactive engagement, key stakeholders have been involved in providing perspectives on aspects of the Draft Plan for the Ingleside Release Area. This has occurred through three community workshops, involving approximately 206 participants in total.

Independent community consultation firm, Elton Consulting, was engaged to facilitate the workshops.

This report sets out the outcomes of the recent workshops. These were held on 27 November, 29 November and 3 December 2014 with 66, 63 and 77 participants respectively. Each workshop provided a collaborative forum for a diverse range of stakeholders to positively contribute to the future planning of the Ingleside area. The feedback contained in this report is reflective of the responses received at the workshops and should not be construed as being fully representative of the collective opinion within the local community.

Purpose

The Ingleside workshops brought together the project team, key stakeholders and community members in mixed groups to explore community perspectives about the possible options for the Ingleside area, assess the strengths and weaknesses of options and identify any outstanding issues and desired community benefits deriving from any potential development. The purpose of each workshop was to:

- » Develop a deeper understanding of the full range of community views
- » Integrate the community's vision and driving principles
- » Show possible locations for housing, retail space, community recreational facilities and parks
- » Test the plan with community perspectives.

Workshop format

The Ingleside workshops were held on:

- » Thursday 27 November 2014, 6.00pm – 8.30pm (Monash Country Club)
- » Saturday 29 November 2014, 2.00pm – 4.30pm (Monash Country Club)
- » Wednesday 3 December 2014, 6.00pm – 8.30pm (Pittwater Rugby Club).

The workshops comprised a presentation, Q&A session, small group activities and time for informal interaction with the project team.

Representatives from Planning and Environment, Pittwater Council and the design team facilitated the small group sessions at each of the tables.

Ingleside Vision templates were used to capture group and individual feedback. Group templates about the Draft Structure Plan were used to prompt discussion about proposed land uses, biodiversity and conservation, location of retail and community centres, location of schools, housing mix and affordability.

A copy of the Ingleside Draft Structure Plan, as well as an opportunities map, constraints map and ecological land map were made available on each table for reference and to help with group activities.

It was noted at the outset of each workshop that it is important to remember this is a draft plan only.

The structure of the workshops was as follows:

Agenda			
Ingleside Community Workshops			
Project	Ingleside	Date	27 November 2014
Venue	Monash Country Club	Time	6.00 pm - 8.30 pm
Workshops to be facilitated by Brendan Blakely (Elton Consulting)			
Time	Item	Discussion Points	Presenter
5 minutes	Introduction and welcome	<ul style="list-style-type: none">➤ Brief overview of the Draft Plan➤ Provide outline of workshop and opportunities for participation	Planning Team
5 minutes	Vision Statement	<ul style="list-style-type: none">➤ Re-state what the community has emphasised is important➤ Introduce the Vision statements for participants to write feedback.	Elton Consulting
35 minutes	Presentation	<ul style="list-style-type: none">➤ Underlying approach to planning the Ingleside land release area➤ Provide explanation of the elements of the draft structure plan:<ul style="list-style-type: none">- sustainability- vegetation/ wildlife corridors- traffic and transport- built form density- infrastructure- water management- community facilities- open space- heritage	Cox
20 minutes	Presentation	Q&A (clarification about presentation)	Cox
50 minutes	Group discussion and table exercise	<ul style="list-style-type: none">➤ Provide opportunity in tables to mark up the draft structure plan and provide comment.➤ What do you like about the Draft Structure Plan, and why?➤ Where do you see improvements to the Draft Structure Plan and why?<ol style="list-style-type: none">1. Proposed land uses2. Biodiversity and conservation3. Location of retail and community centres4. Location of schools5. Housing mix and affordability➤ Feedback from each table about top 3 issues	
10 minutes	Vision exercise	<ul style="list-style-type: none">➤ Table exercise➤ Each table to discuss the issues and mark up key points on a shared A3 Vision template	Elton Consulting
5 minutes	Evaluation		Elton Consulting
5 minutes	Closing observations		Planning Team

Elton Consulting 01

Exercise 1: Q&A Session

A question and answer session was held after the presentation to provide an opportunity for participant clarification of any relevant aspects of the Draft Structure Plan. There were a diverse range of questions, concerns and views expressed by residents across the three community workshops.

A number of key issues were identified by community participants throughout the consultation process. These issues have been categorised in the below table.

Key Issues Summary

Land Use and Zoning
<ul style="list-style-type: none"> » Strong concern was expressed by participants about areas of privately owned property being zoned for purposes of conservation areas, bushfire, APZ, commercial development and residential development. <i>Clarification was provided to the community that this is a Draft Structure Plan only, and that the boundaries may appear significantly larger on the map, and not completely represent actual boundary lines and areas that will be zoned. This detail will be included in the next round of planning.</i> » Clarification about how development and conservation outcomes are managed, and how this impacts the amount of land reserved for medium density development. There was feedback that there is a need to balance the impact of development on vegetation and habitat to achieve 'no net impact' in the precinct. » Questions and concern expressed about the lack of development in Wirreanda Valley, and why so much land is reserved for purposes of conservation. » Clarification is required about what is zoned as "rural", and how "rural" area is defined. » Strong individual concern about compulsory land acquisition and how the value of land is determined. » Residents would like all individual properties to be considered during the planning process. » Explanation required about how residents can develop their properties, particularly if the area is zoned for conservation. » Recommendations to allocate more burial land in the area and include this in the Plan, particularly because the cemetery in Mona Vale is rapidly reaching capacity. » Clarification required about how the use of government land is determined. » The importance of intensifying the development process to cater for Sydney's population growth rate.
Housing Density and Lot Sizes
<ul style="list-style-type: none"> » More clarification is required on the number of hectares that will be released for low and medium density residential development. » Concern was expressed that there is a lack of urban development capacity in the Wirreanda and North Ingleside area, known as the Bayview Precinct, and while the area should remain rural, lots could be made smaller and range from 0.5 – 1 acre lots. » The importance of ensuring appropriate lot sizes for each area. Views expressed about lot sizes were diverse and ranged from 0.25 – 5 acre lots. » Clarification about how lot sizes are determined and how to find a lot size that is sustainable in the area that also allows for subdivision. » Clarification about how people can develop their land to medium density. » Concern was expressed about the potential of high density development. <i>Clarification was provided that there will only be low-medium density development.</i>

Consultation Process
<ul style="list-style-type: none"> » There is a lack of reporting information being made available to the public via the website. » Clarification about how feedback is publicised.
Housing Targets and Affordability
<ul style="list-style-type: none"> » Further clarification required about the dwelling targets in Pittwater and Warriewood and how these targets will be reached sustainably and to cater to population growth. » Clarification about how medium density allows more affordable housing. Recommendations were made to ensure in future, that Ingleside attracts people of all professions to ensure a wide range of community services are available and there are people available to work in those jobs. To do this affordable housing is required.
Public Facilities and Infrastructure
<ul style="list-style-type: none"> » Ensuring public transport is available to cater to increasing populations is integral. » Addressing the vehicular access and traffic congestion on Powderworks Road and Mona Vale Road. » Participants felt strongly about creating balance between conservation and ecological area and urban areas, with the benefits of upgrades to services and facilities for the new community. » Ensuring the timely delivery of infrastructure services during the time of development, particularly utilities such as water, sewerage and NBN.
Biodiversity and Conservation
<ul style="list-style-type: none"> » Bushfire prone areas zoned for conservation corridors, and how this will be managed with asset protection zones. » Great value was placed on protecting threatened animals, birds and plant species. » The need for adequate provision of wildlife corridors and crossings over Mona Vale Road. » Mixed views over the quantity of land zoned for conservation purposes. » Recommendations to revegetate private land, and connect green areas with corridors. » Wildlife corridors need to connect to conservation areas. » Fauna corridors need to be aligned with effective fauna crossings, particularly over and under Mona Vale Rd.

Q&A Themes

A wide variety of views and opinions were expressed by participants during the workshops about the Draft Structure Plan. Collaborative discussions to support the needs of the whole community, examined the location of schools, community facilities, land use and zoning, density and block size, transport access, traffic congestion, the community consultation and engagement process, bushfire risk, conservation, biodiversity, services and infrastructure, housing affordability, sustainability and the Ingleside Vision.

Improving public transport and addressing the issue of the **traffic congestion on both Mona Vale Road and Powderworks Road** were identified as major issues of importance. Participants suggested that more bus services, more bus stops, as well as alternative routes will help to alleviate this pressure. Further planning on these aspects is required.

Strong concern was expressed by participants about the potential for land acquisition and how land is to be valued in such circumstances. A number of participants provided details of their individual properties to ensure that their **site specific concerns** are addressed. These details have been mapped in support of meeting these requests.

A diverse range of views were expressed about the proposed medium and low density housing in the area. Some participants felt that medium density is too intense for the area and will negatively **impact the existing character of Ingleside**. These participants felt that maintaining low density will enable a more **liveable community** and that development should respond to maintaining conservation land and preserving Ingleside’s natural environment.

Other participants were supportive of medium density and expressed that there is a suitable balance in the Plan between **medium and low density development**. Participants noted the importance of **maintaining affordable and accessible housing** to attract a variety of professions to the area, and it was identified that medium density housing development will better enable this goal. Participants also discussed that medium density development will enable more area to be preserved for conservation and maintenance of the natural environment, as less land will require development.

Fostering local community facilities that cater to all community needs was identified as a strong value, particularly to create a connected Ingleside community. Participants suggested that public recreational places for multiuse purposes such as horse-riding trails, aquatic centres, community gardens, footpaths and bushwalking tracks, bicycle paths, and sports ovals should be provided. These facilities should also be easily accessible to local schools, available to people of all ages and reachable via public transport.

As development progresses, participants recognise the **importance of ensuring that timely infrastructure** is delivered to support the increasing population demands of Ingleside. Water, sewerage, NBN, gas and electricity were identified as necessary to support all development, and where possible, more sustainable energy resources such as solar energy are desirable.

Positive feedback was received on the **Ingleside Vision** and participants felt strongly that development in Ingleside has the potential to be an exemplar of sustainable development.



Exercise 2: Draft Structure Plan Table Exercise

This exercise asked participants to discuss within their allocated tables their perspective about the Draft Structure Plan for Ingleside.

The outcomes of the first series of workshops in April 2014 indicated a number of issues that are important to the Ingleside community. These issues were brought up during the table exercises, and thoughts and ideas generated fell under six theme areas:

- 1. Advantages and disadvantages of the Draft Structure Plan
- 2. Proposed land uses
- 3. Location of retail and community centres
- 4. Location of Schools
- 5. Housing mix and affordability
- 6. Biodiversity and conservation

These theme areas required groups to discuss which principles they considered to be important for the future planning of Ingleside, and how these principles could be improved.

In response to these questions, participants were encouraged to think not just from their own perspective, but also from the perspective of other residents in the community who may have very different living requirements.

The tables below summarise common responses.

Table 1 The Draft Structure Plan

Advantages	Areas for improvement
<ul style="list-style-type: none">» Mixed land use will allow for affordability» 'Environmental living' is a positive outcome» Housing mix promotes community interaction» The ability for landowners to subdivide their property» The amount of area zoned for conservation» Less development in Wirreanda Valley» The consultation and development of the "Ingleside Vision" is very thorough» The neighbourhood centre and recreational facilities» The retail and open space» The inclusion of schools in the plan» Balance of low and medium density» The importance placed on sustainability.	<ul style="list-style-type: none">» Too much land is zoned for conservation» Lack of development in Wirreanda Valley» Concern that medium density housing would be out of character with the area» Concern this is a 'dumping ground' for housing targets» Community should have more freedom to determine housing density» Public transport and traffic congestion are of strong importance and require more attention.

Table 2 Proposed Land Uses

Issues to be considered
» Concern about private property which has been zoned open space/conservation
» Concern about land acquisition of private property
» Potential devaluation of land where public space divides private property
» Questions about what controls will be in place to prevent overdevelopment in the area
» Concern about the height of medium density buildings and the urban design is vitally important to residents
» More information on the minimum lot size, particularly for low density development
» Lack of housing development in Wirreanda Valley and that there should be an opportunity for medium density housing in this area
» Land density could be concentrated on a smaller footprint, such as only on state owned land
» The potential for low density development in Bayview
» Retainment of rural land for community gardens
» Suggestion that King Road and Waratah Road should be used for all medium density development
» Concern that proposed densities are too high and it is important to keep Ingleside 'green' to protect the natural bushland, native animals with low density development and environmental living plots
» Concern about the potential initial impact on housing rates.



Table 3 Location of Retail and Community Centres

Issues to be considered
» Community facilities should not be divided by roads
» Supportive of the neighbourhood centre and concept of a community node in a Northerly location
» Require being in a central location and close to a main road
» Concur that location of retail centres should be next to areas of medium density
» Medical centres should be incorporated into retail area
» Provision of facilities for all age groups
» Sporting and recreation facilities should be adequate in size
» Provision of a public swimming pool, cycle paths and horse trails
» Ingleside Park should remain multi-use for walkers, cyclists, and horse riders to link to Warriewood
» Retail facilities should be provided
» There is a need to alleviate pressure from Elanora shopping centre
» There is a need for commercial and retail facilities to be near schools and restaurants
» Concern that Mona Vale shopping centre will be negatively impacted
» There is an importance for new commercial centres to complement Elanora Heights centre and not create competition
» Concern to ensure franchise restaurants and supermarkets are not developed in the area
» A retail centre should be located off Mona Vale Road
» Provide a neighbourhood centre for community purposes
» Connection should be provided between road recreation multi use (walkers, cyclists, horses) to community centres and existing national park/recreational areas
» Ingleside should be child friendly and safe
» Locations of facilities should be flexible to enable use by the whole community.

Table 4 Location of Schools

Issue to be considered
» Consider providing higher education facility in the area
» Provide more kindergartens and after school care
» Clarification is required as to why the proposed school is not located on land currently identified for schools
» The location of the school should be moved from Powderworks Road due to the impact of traffic congestion
» Suggestion to re-locate school site on South Side to an extension off Ingleside Road, to alleviate existing traffic issues on Powderworks Road
» Consider moving school closer to commercial area.



Table 6 Biodiversity and conservation

Issues to be considered
» Provide more wildlife crossings
» Wildlife corridors need to connect
» Peri-urbanisation is detrimental to ecological diversity
» Concern whether so much additional green space is required in a precinct already bordered by national parks
» Conservation land will need to be managed and cared for or it is likely to become a 'dumping ground'
» Questions as to why biodiversity cannot be adequately protected on private land and why it has to be in public ownership
» Concern that the location of the community hub represents a potential fire risk
» Suggestions to use ovals as bushfire buffers
» Too much land has been zoned for conservation
» Conservation land would be more suitable in a different location, rather than the current areas of Mona Vale and Chiltern Road
» Need for effective landscape vegetated setbacks

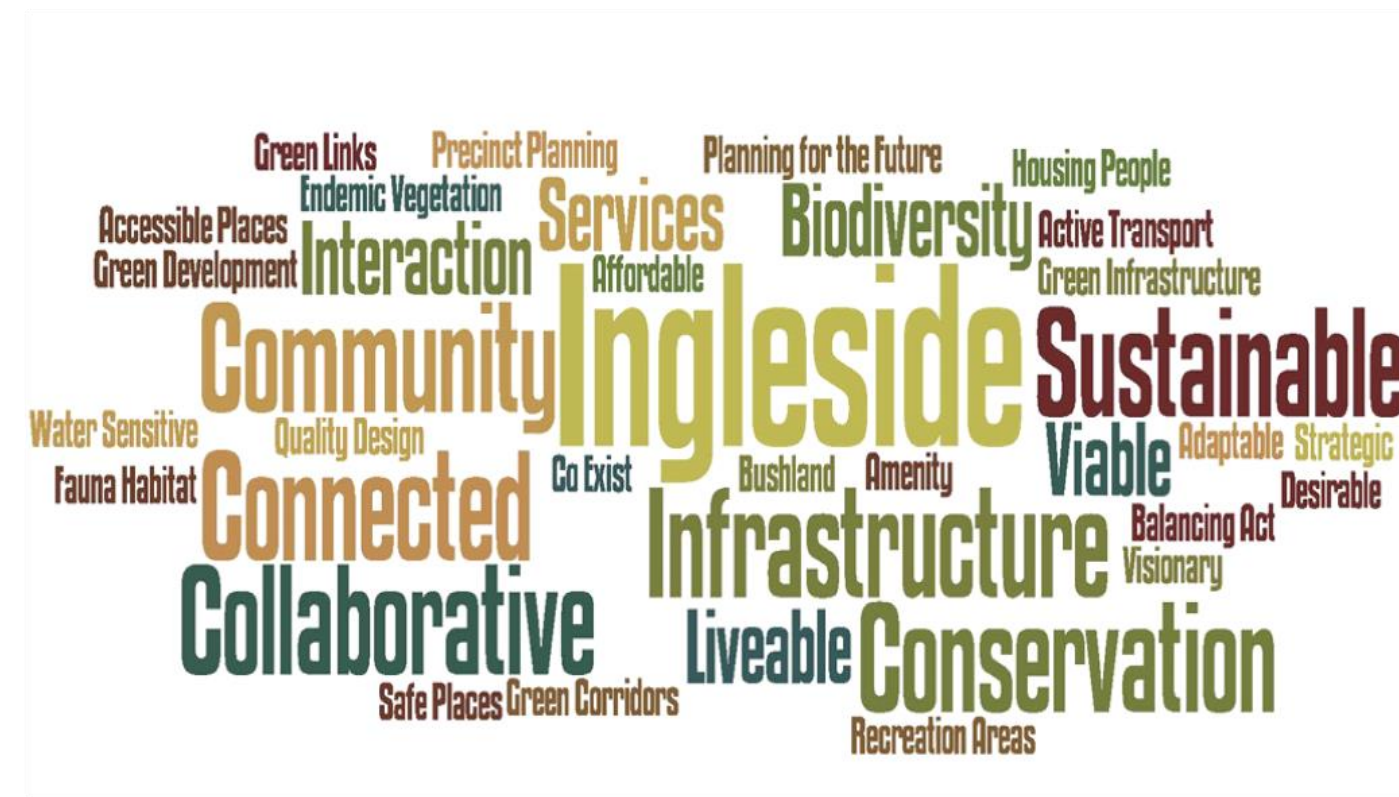


Table 5 Housing mix and affordability

Issues to be considered
» Positive feedback that the mix of low and medium density creates more affordable housing and drives the provision of more infrastructure in the area
» It is important to ensure that housing caters to a wide variety of people with different needs including students, residents who rent, the elderly and first home buyers
» It is important for housing to be low maintenance
» It is important that residents have the opportunity to subdivide their properties
» The development contradicts the "green character" of Ingleside
» Mix of housing could devalue the area
» The proposed plan is too dense and suffocating for the area, and will spoil its open space attraction
» Development will obstruct views
» Housing will require suitable access to public transport, shops and community facilities
» Provision of appropriate housing for seniors and people with a disability
» The community require more options for aged care and more accessible infrastructure for senior citizens
» Provide affordable housing and mix of housing types
» Suggestion that high density might be needed for affordability.

Exercise 3: The Ingleside Vision

During the workshops, participants were allocated to tables with other residents from a similar area, to enable a better understanding and representation of the values of each area. Tables were asked to identify the main issues that arose during their discussion about the Ingleside Vision, using the Ingleside Vision Statement and word cloud image. The following tables outline the values and concerns relating to the Ingleside Vision, reflective of those views of each area at the workshop.



Vision Statement

Ingleside: A connected, liveable and sustainable community that embraces and respects its landscape setting.

South Ingle side Vision

- » Significant concern about the pressure and traffic congestion on Powderworks Road including access requirements, traffic movements, the potential for more animal crossings and a Mona Vale Road upgrade
- » Concern about the risk of bush fire and potential consequences of asset protection zones
- » Concern about the creek line corridors that don't hold water and if they will be preserved
- » Increased facilities for the elderly and disabled is of particular importance
- » Proposed mix of zones is a positive outcome, enabling more connection between the community and neighbourhoods
- » Would like more information and planning on schools, and a suggestion that the school could be relocated off Powder works Road
- » Suggestion for a third road to alleviate pressure on Mona Vale and Powerworks Road
- » More innovative parking solutions need to be included in the planning, as well as solutions to promote less use of cars and more public transport
- » Would like to see the location of the ovals near the school on North Ingleside and shared parking facilities to be modelled on Narrabeen
- » Proposal to tunnel underneath Mona Vale Road and enable local traffic to use the above ground section to cope with traffic
- » Would like to see shopping centre that cater for locals but not to attract outside visitors which would create congestion



Exercise 3: The Ingleside Vision

North Ingleside Vision

- » Some participants' properties have been zoned for rural lots and people would like to develop half acre lots.
- » There is a positive balance of medium and low density between the areas, allowing for the maintenance of affordable housing
- » Some participants would like to see 1-acre blocks along Bayview and Cheltenham Road and more development opportunity for those owners
- » The community centre and open space are a highly positive outcome
- » Concerns about public transport access
- » Mona Vale Road will require being upgraded
- » Traffic could be managed by having an alternative access route by Powderworks Road
- » The impact of a peri-urbanisation development impact on the native environment
- » There is an overconcentration of conservation area in North Ingleside and Wirreanda Valley and this should be more spread-out across the precinct
- » Vegetation corridors should be wider to protect houses
- » Some participants viewed more areas of medium density as a positive aspect, to allow for more conservation
- » There a strong concerns about infrastructure including sewers and roads, and how these will be implemented in a sustainable way
- » It is important to maintain the current Ingleside character.



Wirreanda Valley Vision

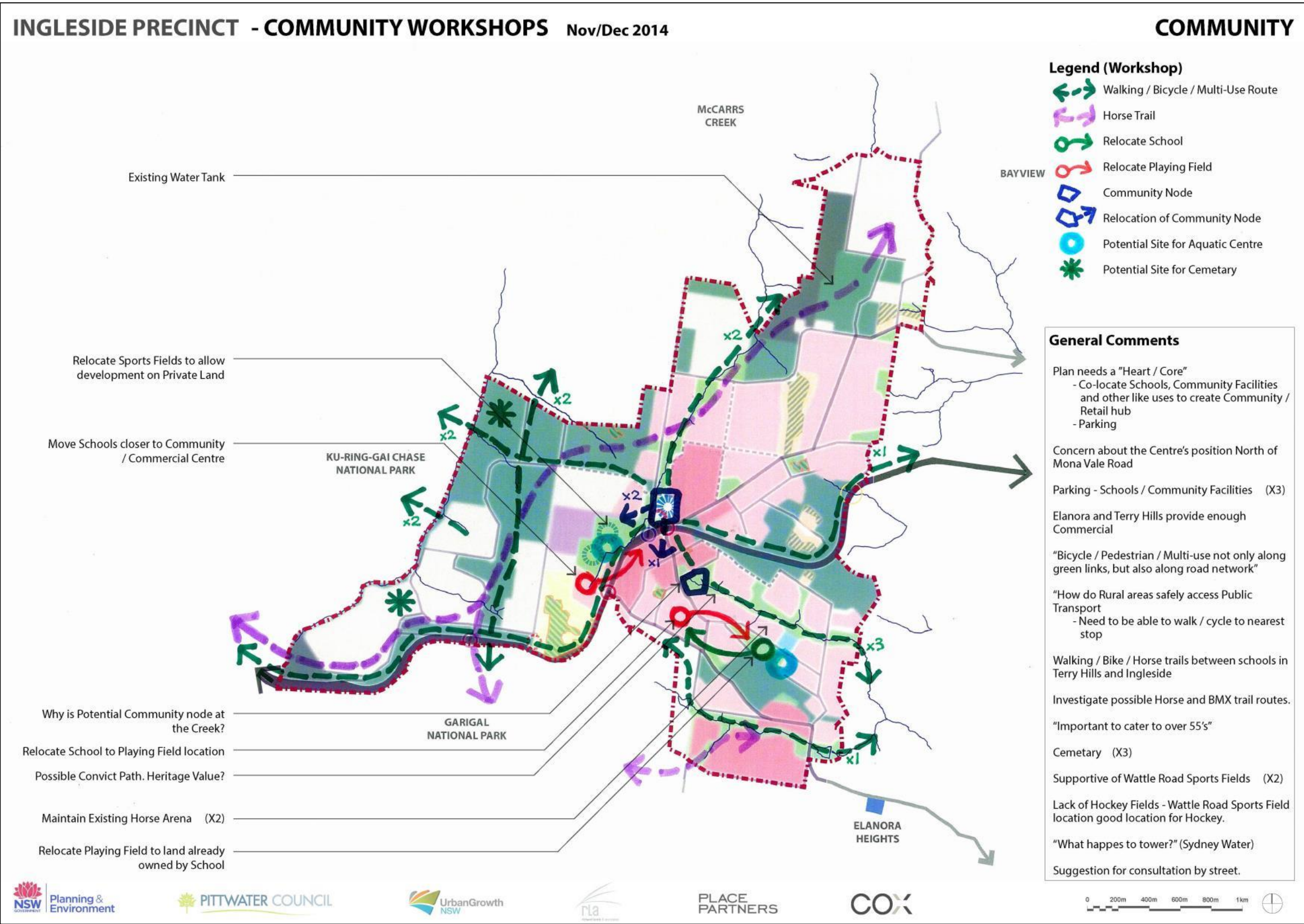
- » Require more information about land conservation, land acquisition and how the land is valued
- » The rural and residential potential needs to be re-examined in the Valley, particularly some lands that were thought to be public but are actually private
- » The green corridor is a positive outcome
- » General preference for more environmentally sensitive housing in the area
- » Some landowners want to be able to retain large lots or subdivide into 1 acre
- » Consideration of Mona Vale Road traffic and whether two lanes will cope with traffic
- » The maintenance of safety on Mona Vale Road for pedestrians and public transport users is of particular importance
- » It is important to have connections between Wirreanda Valley and North Ingleside
- » Recommend more multi use trails for horse-riding, pedestrians and cyclists, and a park and ride facility.

Exercise 4: Mapping Ingleside

After a presentation that outlined the Draft Plan, groups were asked to undertake an interactive mapping exercise. This involved the mapping of development (housing, schools, roads, shops) and ecological land (high value vs. low value) opportunities, considering what could go where.

Community Mud Map 1

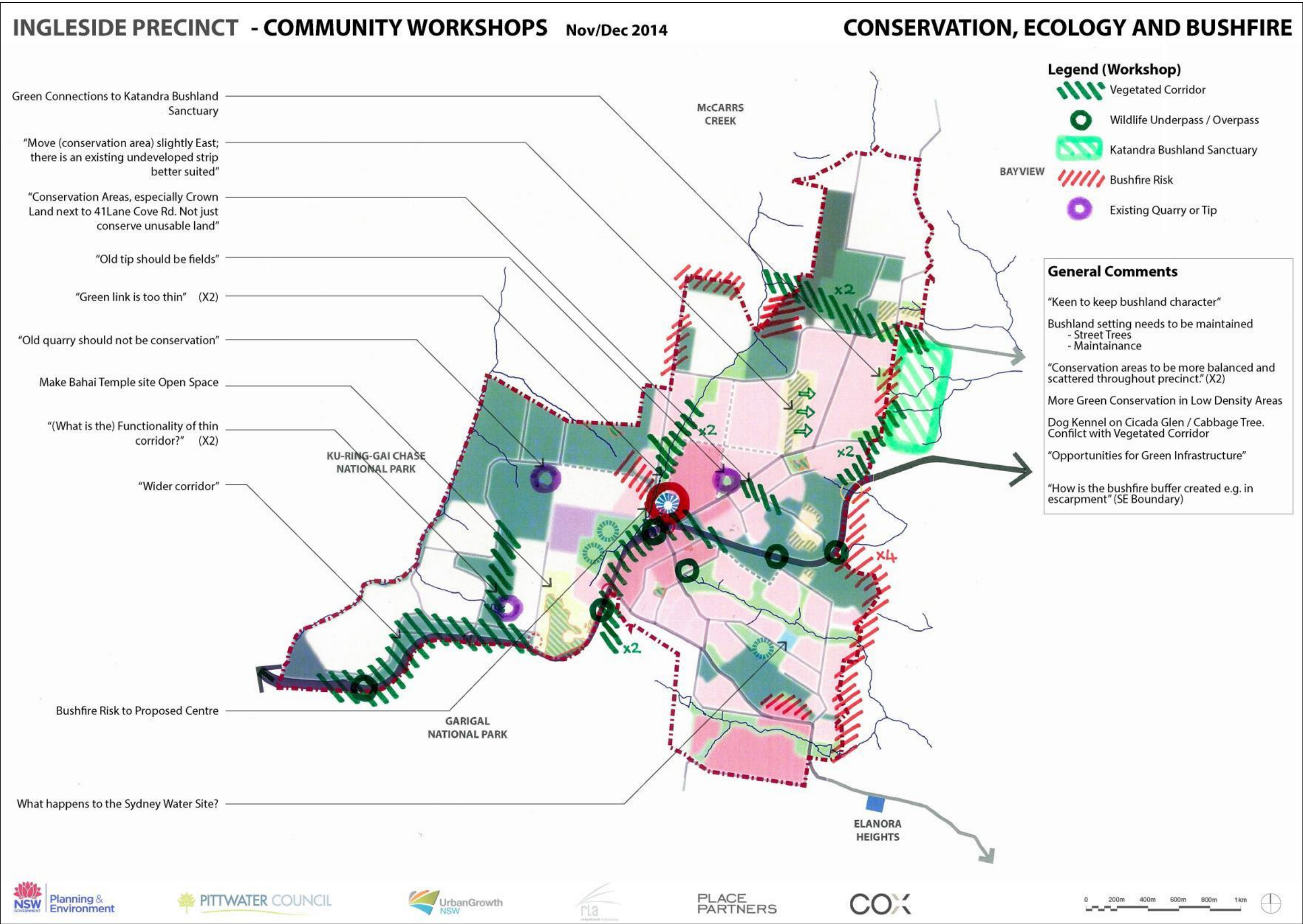
The following mud map reflects the drawings that proposed the location of community facilities.



Exercise 4: Mapping Ingleside

Conservation, Ecology and Bushfire Mud Map 2

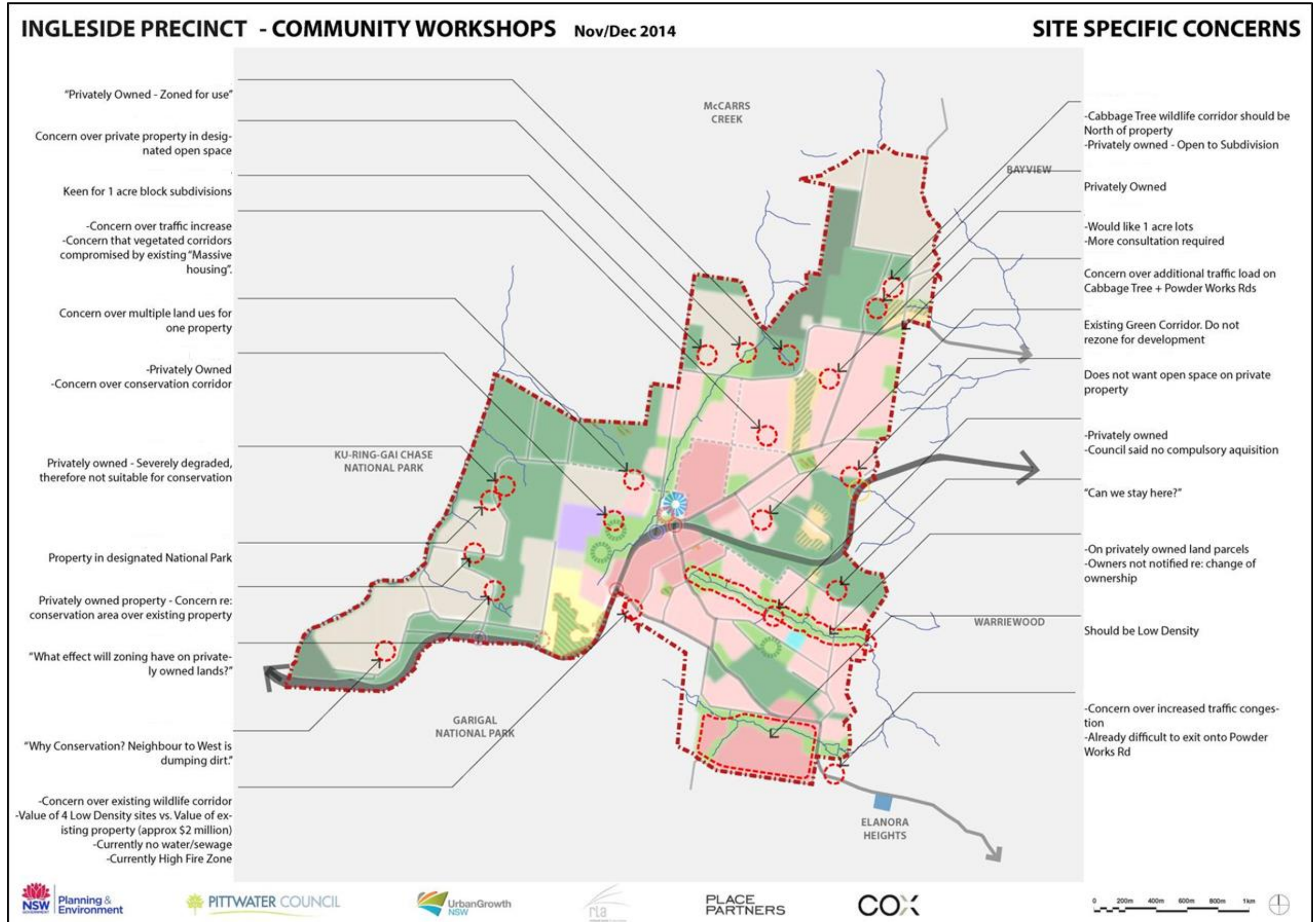
The following mud map reflects the drawings that used local community knowledge to identify areas of bushfire risk and existing quarries. The map also proposes areas for vegetated corridors, wildlife underpass and overpasses.



Exercise 4: Mapping Ingleside

Site Specific Concerns Mud Map 3

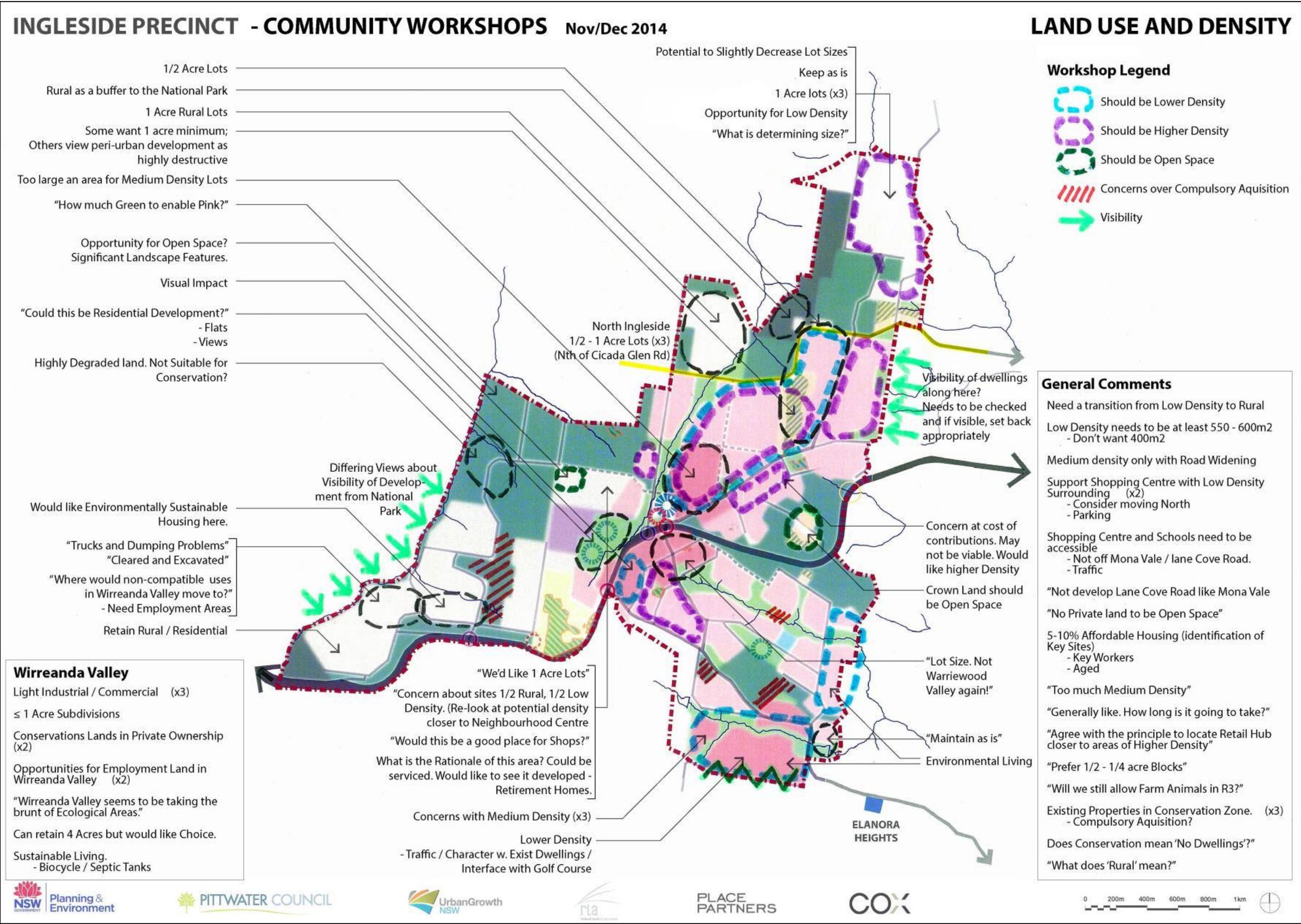
The following mud map reflects site specific concerns identified by individual residents. (Please note addresses have been removed for privacy).



Exercise 4: Mapping Ingleside

Land Use and Density
Mud Map 4

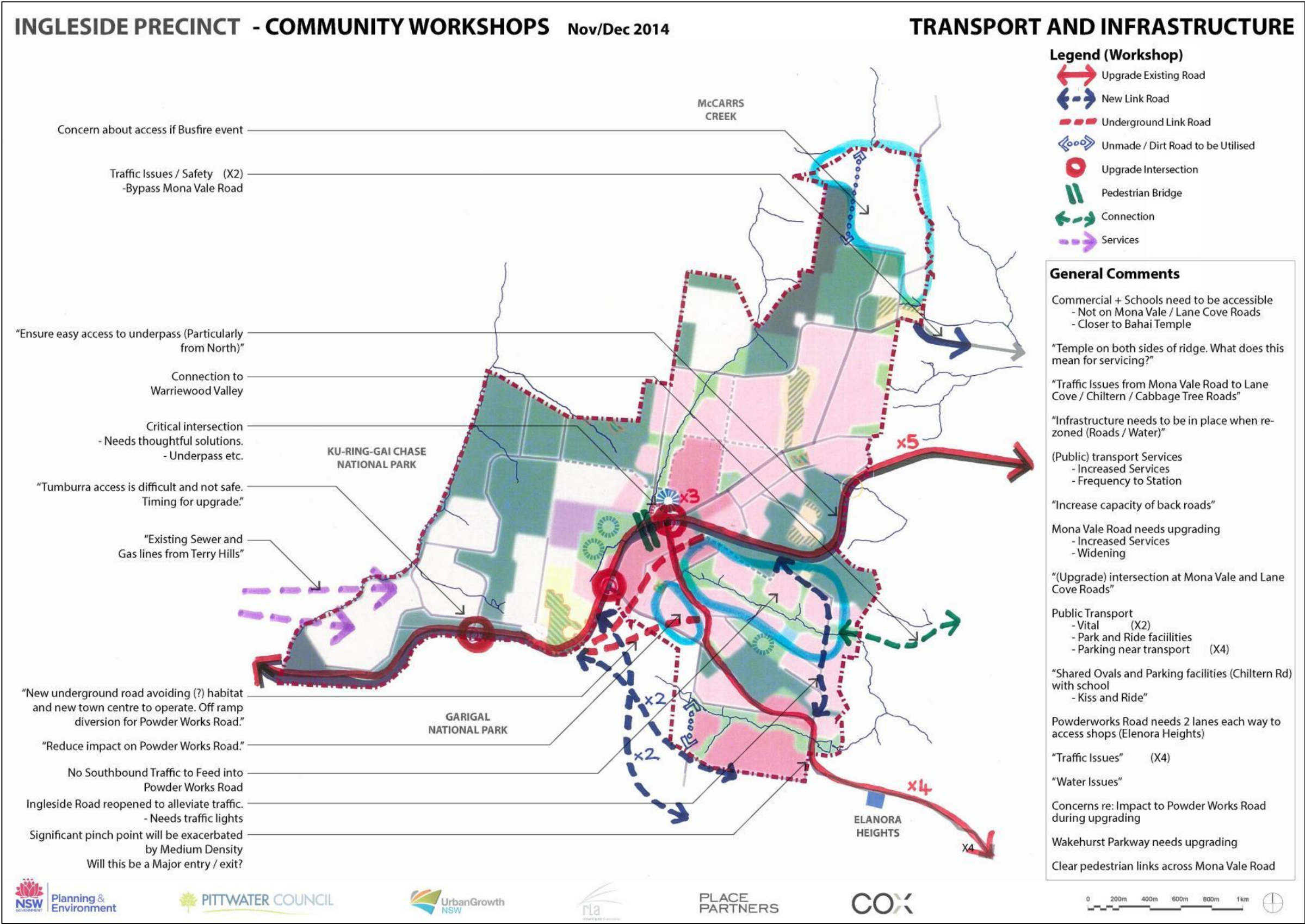
The following mud map reflects drawings about proposed land use, zoning and density for development.



Exercise 4: Mapping Ingleside

Site Specific Concerns
Mud Map 5

The following mud map reflects drawings about proposed locations of transport and infrastructure.



Submissions

A number of submissions about the Draft Structure Plan were received from community members and groups following the workshops.

Individual Submissions

Individual submissions from residents included the following feedback:

- » Concern that the proposed zoning in the Wirreanda Valley precinct involves excessive amounts of land zoned for conservation.
- » Concern about incorrect land title and privately owned properties zoned for conservation.
- » Concern about bushfire risk of land zoned for conservation.
- » Suggestion that the government land located near Narrabeen Creek should be used as APZ.
- » Concern about providing new utilities in a timely manner to accommodate increased housing, in particular water and sewerage facilities.
- » Appreciation for the amount of land proposed for green space.

Group Submissions

Group submissions were received from the Ingleside Precinct sustainability group and Friends of Narrabeen Lagoon Catchment.

The Ingleside Precinct sustainability group is made up of residents and Community Reference Group members who are concerned there is a lack of focus on the stated vision that Ingleside is to be a sustainable development. The group outlined the following feedback in their submission:

- » There is a lack of adequate focus on environmentally sustainable development in the Draft Structure Plan, and there is no evident commitment for this goal to be achieved in the planning process.
- » Suggestions for measures to be introduced to achieve sustainable development including recycling water, solar power and reducing car pollution through improved public transport systems.
- » A stronger commitment is required to safeguard biodiversity and wildlife.
- » There is inadequate consideration about the traffic congestion that will be created when an additional 3,500 dwellings are occupied.
- » There has been little or no reference to the Pittwater 2020 Strategic Plan or the 2025 Strategic Plan, or its Vision, Objectives, Strategic Initiatives, Measurement and Feedback.

The group request a further consultative meeting before the Planning Report is prepared.

The Friends of Narrabeen Lagoon Catchment aim to protect the remaining bushland in the catchment of Narrabeen Lagoon. The group represents over 1300 members and supporters. The group outlined the following feedback in their submission:

- » Wildlife corridors need to connect to conservation areas.
- » Fauna corridors need to be aligned with effective fauna crossings, particularly over and under Mona Vale Rd. The single underpass in the Draft Structure Plan is inadequate.
- » Wildlife corridors need to be dedicated as natural habitat and need to be wider.

Conclusion

The Ingleside community workshops resulted in the examination of Draft Structure Plan, consideration of housing mix, community facilities and ecological land opportunities and constraints. As reflected in this report, there has been a wide range of opinions and views expressed by the Ingleside community. These contributions are to be considered alongside input from the project partners and consultant team in planning for Ingleside. The community design workshops have functioned as a valuable input into the project and have helped to map a feasible and sustainable development for Ingleside.

Appendix

Group submissions received from the Ingleside Precinct sustainability group and Friends of Narrabeen Lagoon Catchment. Please note all private submissions were forwarded to Planning and Environment and Pittwater Council.

1. Friends of Narrabeen Lagoon Catchment Submission
2. Ingleside Precinct sustainability group Submission

Friends of Narrabeen Lagoon Catchment

P.O. Box 845, Narrabeen NSW 2101



22nd December, 2014

Department of Planning and Environment

Dear Sir/Madam,

Re: Ingleside Land Release

The Friends of Narrabeen Lagoon Catchment was formed eight years ago with a mission to protect the remaining bushland in the catchment of Narrabeen Lagoon. Our organisation represents over 1300 members and supporters.

With the predictions that climate change will make it necessary for relocation of flora and fauna in the future, it is most important to plan NOW for suitable wildlife corridors and links throughout Ingleside areas.

We are concerned about the current plans for the Ingleside Land Release areas for the following reasons:

Wildlife Corridors need to link to conservation areas

The creek line corridors do not all connect with other conservation areas. The connections need to be established, conserved and maintained.

More Mona Vale Road underpasses or overpasses are needed

Fauna corridors through Ingleside need to be aligned with effective fauna crossings over or under Mona Vale Road to complete the links. The one underpass shown on the Draft Structure Plan is just not enough.

Wildlife Corridors need to be dedicated as natural habitat

The creek line areas are marked as “open space” in the Draft Structure Plan map which does not necessarily mean they will be established or maintained in a manner suitable for wildlife corridors.

Wildlife Corridors need to be wider

The areas along the creek lines appear rather too narrow to be effective as wildlife corridors. Ecologists need to be consulted to establish the width needed for the purpose.

We request that these issues be addressed before the project proceeds further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. C. Bennett'.

Judith Bennett, President

INGLESIDE PRECINCT SUSTAINABILITY SUBMISSION

Setting the standard for a sustainable future

Summary

The planning process now underway for the Ingleside development is providing a good opportunity for residents to hear about progress and to contribute to the planning process. However a group of residents and Community Reference Group members are concerned at the lack of focus on the stated vision that Ingleside is to be a sustainable development.

The aim of this submission is to provide critical comment on the state of planning as evidenced at the recent round of Ingleside Workshops held in December 2014. The submission makes the following points:

- The Ingleside Vision Statement commits the development to provide a “sustainable community”. There has been no evident commitment so far in the planning process to provide any assurance that this goal will be achieved.
- Ingleside is in danger of becoming another mediocre development that is the product of a lack of foresight in the current planning phase.
- In the Table of Objectives in the Pittwater Precinct Project Plan there is no reference to the need for the Department of Planning to address the vision of a sustainable community.
- There has been little discussion or focus on the measures we must introduce for sustainable development.
- Current planning is lacking in a strong commitment to safeguarding biodiversity and wildlife.
- There has been no real consideration of the acute impending transport chaos that private car use will create when an additional 3,500 dwellings are occupied.

- To address these shortcomings and set a course for embracing sustainable development in all its aspects will require a further consultative meeting before the Planning Report is prepared.

Preamble

It is becoming increasingly clear that we must significantly reduce our impact on the planet’s ecosystems if we are to mitigate and adapt to climate change, and preserve our native species from ongoing extinction. We will fail if we proceed with ‘business as usual’. We must change the way we do business and development, and the current planning process for Ingleside does not appear to be delivering.

Throughout the world, including Australia, there is a growing number of innovative developments that have grasped the nettle and moved to meet the challenge. Ingleside is our chance to create a showcase development that shows how we can change direction and live more sustainably: meet the challenge, reap the rewards.

Neither the Reference Group meetings nor the Community Workshops have focused on developing Ingleside in line with world’s best practice in sustainability goals. In facilitated table discussions at the Workshops making Ingleside a model of sustainable development has been conspicuously absent.

In the discussions so far there has been little or no reference to the Pittwater 2020 Strategic Plan or the 2025 Strategic Plan, or its Vision, Objectives, Strategic Initiatives, Measurement and Feedback. The Strategic Plan was developed by the community together with council, and includes strategies for the Built Environment, Transport, and the Natural Environment. The Vision for Pittwater is:

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

It is important to note that it was created at the direction of the State Government, and is the basis for all development in Pittwater. All

development in Pittwater should therefore fulfill the vision set out in the Pittwater Strategic Plan.

This Pittwater vision for Ingleside is embedded in a Council resolution of 18 February 2013, which is referred to in documents tabled at the Ingleside Reference Group Meeting of 25 September 2013, specifically requesting that the planning process provides:...

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

To date, while every presentation by Council officers has referred to sustainability as the basis for the Ingleside development, this has not been reflected in the consultants' presentations.

The Ingleside development will take place over 20 years or so and we need to plan for these measures now. This is an opportunity to break free from the conventional path that leads to mere tokenism, and the all too common reality of unsustainable development.

To embrace the "highest standards", of sustainable development we recommend that the Ingleside planning process adopts the principles in the internationally recognised Living Building Challenge – Communities Tool, which sets a high standard for the design of sustainable developments. See Appendix - <http://living-future.org/lbc>

Sustainable Development Standards

For Ingleside to achieve anything even close to world's best practice in sustainable development it would need to incorporate as a minimum:

- A sewage treatment plant with tertiary wastewater distributed to all properties in the development
- Reuse of greywater on site using small waste water gardens
- Rainwater harvesting on all buildings with appropriate use, and balancing the reduction in mains water demand with ecological flows to Mullet Creek and the Warriewood wetlands.

- Buildings that have annual net zero energy requirements, through provision of solar panels (and potentially battery storage) to provide the net electricity energy requirements.
- A significantly tougher set of BASIX building requirements to reduce energy and water needs in accordance with Pittwater Council's *Steps to a Sustainable Home* document.
- Amendment to the BASIX SEPP, allowing local variations increasing the minimum standards, including explicit requirements for solar orientation and passive design.
- Solar powered street lighting.
- Every hot water system using solar power or PV powered heat pump technology.
- Community gardens to encourage local food production
- Measures to facilitate public transport both within Ingleside and also outside as a preferable option to car use

Environmental Controls

To provide an effective safeguard against impacts on vegetation and wildlife, the program will need to ensure that:

- The maximum amount possible of existing native vegetation is left undeveloped.
- Effective and proven wildlife corridors to enable easy movement of wildlife across the district.
- Areas of unique bio-diversity are protected from any development.

Transport

There are major problems in providing acceptable peak hour access to Ingleside. Main routes are already beyond 100% capacity during peak hours, causing significant delays, and a further 3,500 dwellings will create an utterly dysfunctional and economically counter-productive situation.

Measures to rectify this looming problem should be incorporated into the development program:

- The planning process must engage Transport for NSW for provision and coordination of public transport, including regular

rapid local shuttle loop services linking to BRTs on both Pittwater Rd (south to Brookvale and Sydney) and Mona Vale Rd (west to Macquarie Park etc).

- Walkways and cycleways throughout to reduce private car dependence.

Financial Viability

At present there seems to be an ad hoc approach to provision of infrastructure, with a large degree of dependence upon the private sector. This may be a viable model, but there needs to be a clear economic pathway mapped out to ensure the vision is achieved.

One of the obstacles to delivery of well planned integrated sustainable development is the disparate interests of the plethora of owners. There are two clear strategies for overcoming this without disenfranchising current owner's opportunities to realise the value of their land:

- Sector development: this regulatory planning tool has already proven in Warriewood Valley.
- Aggregated ownership: encouraged in tandem with sector development, having suitable* larger land developer/builders buying up smaller lots gives those owners good economic returns, and also gives the best chance of good design and sustainability outcomes.

*suitable developers: those with a stated sustainability policies matched with a proven track record of high outcome developments. One has already expressed interest in pursuing this. The 'suitability' criteria will exclude at least one well known corporation.

Moving Forward

Vision

The Ingleside Vision Statement calls for a "sustainable community". Coupled with Pittwater Council's resolution for Ingleside to become "a sustainable and ecologically sensitive development form based on the

highest standards", we expect Ingleside to be a shining example of how a modern vibrant community can live in harmony with nature and have a zero net impact on our environment.

To ensure Ingleside is developed in line with world's best practice with respect to achieving these sustainability goals, we request that the Planning Report (expected early in 2015) embodies clear and specific sustainability goals and makes it clear that the development is aiming for a very significant improvement over business as usual.

Objectives Update

In Table 3-1 - **Summary of Project Stakeholders and Objectives** – there is no mention of any sustainable objective for the Department of Planning. A suggested additional objective could be:

Ensuring that all aspects of the development meet or exceed the Pittwater Council objective that Ingleside will be a "sustainable and ecologically sensitive development form based on the highest standards."

Consultative Meeting

To set a course and embed the necessary objectives for embracing sustainable development in all its aspects will require a further consultative meeting before the next Planning Report. This could take the form of a special Ingleside Reference Group meeting.

Group Members

This submission has been prepared by:

Graeme Jessup
Greg Roberts
Tony Edye
Linda Haefeli
Dick Clarke
David Palmer
Paul Purvis

Circulation:

Urban Growth – Ingleside Planning

Rob Stokes – Member for Pittwater

Mark Ferguson – Pittwater Council General Manager

Jacqueline Townsend – Pittwater Council Mayor

Pittwater Council Councillors

Jane Mulroney – Pittwater Council

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Appendix

Pittwater 2025 Strategic Plan – Extract

Defining Sustainability in Pittwater

Council's Sustainability Policy (2006) defines sustainability as:

“development that improves the quality of life, both now and into the future, in a way that maintains the ecological processes on which life depends”– the goal of Australia’s National Strategy for Ecologically Sustainable Development.

Sustainability requires living within the limits of the earth’s capacity to meet the needs of present and future generations of people, plants and animals. This requires the five interlinked and interdependent Key Directions working together and being taken into account when making decisions to ensure a truly sustainable Pittwater.

In the context of Pittwater 2025, sustainability is about considering the needs of the community, the environment and the economy to ensure future generations have the same or improved quality the current generation in relation to health, wellbeing, justice, access and equity.

Examples of similar developments

Currumbin Ecovillage

The Ecovillage at Currumbin achieves:

- Self-sufficiency in energy usage and complete autonomy in water and waste water recycling:
- 80% of site as open-space, 50% environmental reserve, and the same yield as standard development
- Food and material self-sufficiency through edible landscaping and streetscaping, household farming and other productive strategies
- Preservation of natural landforms and rehabilitation of the degraded site’s environmental integrity
- Extensive wildlife corridors, negligible vegetation loss and extensive native plant regeneration

- Cutting edge integrated water quality measures to exemplify Water Sensitive Urban Design
- Cultural Heritage honoured and integrated
- Mix of socially-oriented innovative ecological, energy efficient housing catering for diverse needs
- On-site work strategies and facilities for village and local community
- Waste recycling strategies including an innovative RRR recycling centre
- Comprehensive traffic saving strategies to reduce vehicle impacts on and off site
- Well researched administrative framework providing social equity & enduring community integrity
- Initial and ongoing social planning to foster cohesion and promote sustainable community
- Continuing education of sustainable living and development practices via the Interpretive Centre
- Sustainable economic performance both with the development and the ongoing community.

To build a house in the ecovillage requires owners and builders to meet specific building codes that encourage sustainable building practices which improve quality of life for occupants and help to reduce on-going operation costs. For example, most residents have little or no electricity bills.

The innovative project design has followed a collaborative approach with an extensive and unprecedented Community Consultation program yielding strong design input from indigenous groups, residents, stakeholder groups, referral agencies and the general public.

Currently, the final stages of construction approach completion and the project has received an extraordinary market response with over 85% pre-commitment. The Interpretive Centre, officially opened by Qld Premier the Hon Peter Beattie in December 2005, publicly showcases the project’s innovative subdivision design. The Ecovillage is a Queensland Govt

Energywise and Waterwise Demonstration Project and involves significant partnership with community universities, industry and various tiers of government. The Ecovillage has won 21 Awards from industry and Government, including the highest honour in the world, the FIABCI (International Real Estate Federation) Prix d’Excellence for Environmental Development.

The product of 11 years of worldwide research and design, **the developer established a benchmark standard for sustainable residential development, with environmental, social and economic sustainability as its driving principles.**

Narara ecovillage

<http://webfaction.nararaecovillage.com/about-us/our-vision/>

This development near Gosford has set high sustainable living goals

Mullum Creek

Design & Guidelines

To ensure the Mullum Creek vision of a sustainable and beautiful estate is achieved, guidelines have been prepared for homes and landscapes. Sustainability is Mullum Creek's focus. We want to achieve this through excellence in home energy efficiency and solar power, water conservation, sustainable building materials and best-practice construction techniques. Homes and landscapes on each lot will respect every neighbour's access to sunlight, safeguarding everyone's interest in energy-efficient solar design.

The estate's guidelines promote high-quality, attractive homes.

The main features of the guidelines are:

- 7.5 star energy efficiency ratings for all homes
- Generation and use of solar power
- Rainwater tanks for domestic and other uses
- Building materials and construction techniques that minimise environmental impact
- Generous building envelopes on each lot to promote the best home location and protect neighbours' access to sunlight and views
- Measures to ensure high-quality aesthetic character and appearance across the estate.

A design panel of architectural, landscape and sustainability experts will review and advise on the designs for all homes and landscaping.

A wide range of resources will be available to everyone who purchases a lot at Mullum Creek to help meet the guidelines easily. This includes free initial consultations with the estate's design and sustainability consultants, as well as

access to listings of suitable professionals and suggestions for appropriate materials and building techniques.

At Mullum Creek we aim for homes that are not only light on the environment, but that are comfortable, attractive and save on energy and water bills for years to come.

<http://www.mullumcreek.com.au/>

Googong Township

Googong Township is a self-contained township located a 10 minute drive south of Queanbeyan which will eventually accommodate around 5,500 houses in a rural setting. The project will include schools, shops, community facilities, parks and playing fields.

Environmental requirements at Googong have been strengthened so that new houses built there are required to achieve a minimum 40% reduction in energy consumption compared to a standard house, and a 50% reduction in water consumption.

An innovative waste water management system has been installed which will provide recycled water to each housing lot for garden watering and toilet flushing.

In addition to these enhanced environmental initiatives, Queanbeyan City Council has developed a free Sustainable Building Advisory Service for new home-owners at Googong to encourage the take-up and incorporation of further sustainable building features to improve the comfort, energy efficiency and cost savings of new houses being built.

<http://www.googong.com.au>

The Living Building Challenge

THE LIVING **COMMUNITY** CHALLENGE IS A PHILOSOPHY, CERTIFICATION AND ADVOCACY TOOL FOR PROJECTS TO MOVE BEYOND MERELY BEING LESS BAD AND TO BECOME TRULY REGENERATIVE

The Living **Community** Challenge™ is the built environment's most rigorous performance standard. It calls for the creation of building projects at all scales that operate as cleanly, beautifully and efficiently as nature's architecture. -

<http://living-future.org/lbc>

