



## **Agenda**

### **Ingleside Community Reference Group**

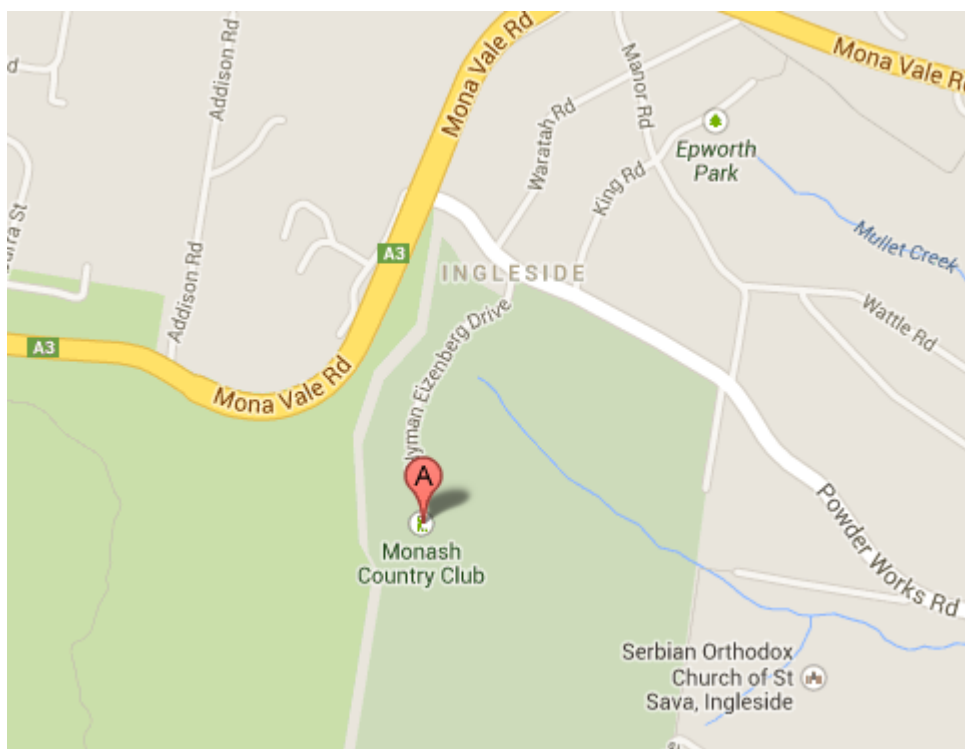
Notice is hereby given that an Ingleside Community Reference Group meeting of Pittwater Council will be held in the Conference Room, Monash Country Club, Powderworks Road, Ingleside on

***8 October 2014***

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

**Steve Evans**  
**DIRECTOR, ENVIRONMENTAL PLANNING & COMMUNITY**

## 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

**and the following Community Representatives:**

Mr Glen Ilic, Wilga Wilson Residents Association  
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  
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 Philip Rosati, Pittwater Resident Representative  
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 Peter Drivas, UrbanGrowth NSW

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

Mr Steve Evans, Director, Environmental Planning & Community  
Mr Andrew Pigott, Manager, Planning & Assessment  
Ms Liza Cordoba, Principal Officer – Land Release  
Ms Tija Stagni, Senior Strategic Planner – Land Release  
Ms Anja Ralph, Strategic Planner – Land Release  
Mr Robbie Platt, Assistant Strategic Planner – Land Release  
Ms David Bremner, Principal Officer - Community Engagement  
Ms Pamela Tasker, Minute Secretary / Administration Officer

And other Council Advisors as required are requested to be in attendance. Others are free to attend as Observers. Please note, however, observers are not invited to engage in discussion or voting in any matter before the Committee.

# CHARTER

## INGLESIDE COMMUNITY REFERENCE GROUP

<b>Established:</b>	24 June 2013
<b>Function:</b>	This Reference Group will consider and resolve on matters relating to the Precinct Planning Process for Ingleside.
<b>Aims:</b>	<p>To provide a safe and equitable forum where members, derived from registered community groups, community organisations and Pittwater residents:</p> <ul style="list-style-type: none"> <li>• Have equal opportunity to contribute and be involved in discussions with the Ingleside Project Team on relevant issues</li> <li>• Complement other elements of the broader consultation framework established for the Ingleside Precinct Planning Project</li> <li>• Act as another mechanism through which Council the Ingleside Project Team can bring items where consultation is required</li> <li>• Be a means of identifying innovative ideas that can enhance the precinct planning for Ingleside.</li> </ul>
<b>Composition/Membership:</b> <ul style="list-style-type: none"> <li>➤ Up to fifteen (15) members consisting of: <ul style="list-style-type: none"> <li>- nominated representatives from registered Resident Associations within the Ingleside Release area;</li> <li>- nominated representatives from registered community groups with specific environmental, recreational, commercial or other interests;</li> <li>- business owners within the Ingleside Release Area or in the immediate vicinity;</li> <li>- persons with significant expertise and knowledge in land release area planning, development, urban planning or traffic planning.</li> </ul> </li> <li>➤ Interested observers are invited to attend. They must advise the minute secretary at least 24 hours in advance of their intention to attend. Observers are invited as observers and are not acting as regular members appointed to reference groups.</li> <li>➤ All other Councillors are invited to attend and observe.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>The Chairperson</b> elected by Council on 24 June 2013.</li> <li>• <b>The following Community Members:</b> <ul style="list-style-type: none"> <li>- Mr Glen Ilic, Wilga Wilson Residents Association</li> <li>- Mr David Seymour, Katandra Bushland Sanctuary</li> <li>- Mr John Simmonds, Sydney Conference Training Centre</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 Interest/Non-Pecuniary Conflict 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 16 April 2014. The Minutes were endorsed by Council at the meeting on 19 May, 2014. A copy of the Council Report and the resulting Minute Item are attached at Appendix 4 to this Agenda. The Minutes of the last meeting are at Attachment 1 to the Council Report.

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## **4.0 Issues Arising from Last Meeting**

### **4.1 Representations from the Wilga Wilson Residents Association**

At the meeting on 16 April 2014 a letter was tabled by Mr Glen Ilic on behalf of the Wilga Wilson Residents Association. A copy of that letter is at **Appendix 1** to this Agenda, together with the response received from the Department of Planning and Environment.

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## **5.0 Business Arising**

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

Ms Deanne Forrest from the Roads and Maritime Service will provide an update on the Mona Vale Road upgrade.

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### **5.2 Presentation on the Green Star Communities Tool**

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

Ms Davina Knox and Mr Luke Farr from the Green Building Council of Australia will provide an overview of the Green Building Council's Green Star Communities Tool.

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### **5.3 Warriewood Sewage Treatment Plant**

At the request of Ms Roberta Conroy (Bayview–Church Point Residents Association) a paper and presentation on the Warriewood Sewage Treatment Plan prepared by the Surfrider Foundation of Australia is tabled (**at Appendix 2**).

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#### **5.4 Updated Program**

Updated program released via the Ingleside website is at **Appendix 3**. Reference Group members and subscribers to the Ingleside website were advised of this by email on 6 August 2014.

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#### **6.0 General Business**

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#### **7.0 Next Meeting**

The next meeting of the Ingleside Community Reference Group is anticipated to be in late October/early November 2014 (actual date to be advised).

Meetings are scheduled every two months and/or in accordance with the Ingleside Precinct Planning Project milestones.



To the Ingleside Group

The Wilga Wilson Residents Association is a collaborative group of land owners who bring together 18 separate land holdings having a combined area of 27 hectares.

The land is a self-contained precinct bounded by four roads and a small seniors living development. The owners have predominantly been long term land owners, many having owned and lived on their properties for more than 40 years.

The Association engaged consultants to prepare and pursue the application for a site compatibility certificate. Which was approved by The Director General stating the site was “suitable for more intensive development..” ... “a maximum of 850 dwellings..” in July 2012.

The urban development potential of the precinct was originally recognised in 1968 and more recently in 1991 and now 2014.

The Wilga Wilson Precinct and the broader Ingleside Investigation Area has been the subject of numerous environmental assessments and scoping studies carried out by land owners, the Department and the Council to demonstrate the urban capability of the land, availability of infrastructure and services and the economics of development.

While the ability and capacity to develop the Wilga Wilson Precinct is acknowledged by Council and the Department, the rezoning of the land has not been permitted.

For many landowners this current process for rezoning is seen as the last opportunity to pursue the coordinated urban development of their land and the Wilga Wilson Precinct. The inability to secure a timely rezoning will result in individual landowners offering their land for sale on the open market which will cause fragmentation.

Given the difficulty the government is having is getting adequate housing starts in Sydney and that an often-cited reason is ‘much of the land in greenfield areas is in fragmented ownership’.

1. Will the government encourage and facilitate those sites where owners have pooled land for redevelopment?
2. Will amalgamated sites be dealt with as a priority?
3. Will present time table for a rezoning be delivered?
4. Can we prepare a draft master plan of our site and present it to the Ingleside reference group for comment and approval?

In addition to the residential components any proposal will include the provision of riparian corridors, public transport links, local road works and intersection upgrades, on-site storm water detention and a variety of site facilities to meet the needs of Pittwater residents. Sydney Water is able to service South Ingleside, including the Wilga Wilson Precinct.

The Wilga Wilson Resident’s Association acknowledge the need to contribute a proportionate and equitable share to the delivery of infrastructure to the site, work with Council to develop a site specific section 94 or a 94A contributions plan or to negotiate the terms of a Voluntary Planning Agreement. This would facilitate rather than prejudice the delivery of infrastructure and services to the Ingleside Investigation Area.

The Wilga Wilson Precinct with an area of 27 hectares makes up 4.25% of the overall Ingleside Investigation Area or 5.9% of the 451 hectares identified by the scoping study as having future development capability.

We have consulted with many planners, developers, architects and urban designers and we have produced an exceptional conceptual master plan, which caters for the needs of the local community for now and into the future.

Attached is copy of our site compatibility certificate for 850 dwellings, along with a copy of the petition header delivered by Rob Stokes to the Parliament (almost 1000 local signatures in favour of development).

Regards

Glen Ilic

17 Wilga Street  
Elanora Heights  
NSW 2101



qA319486  
14/08439

Department Generated Correspondence (Y)

Contact: Michael Wiles  
Phone: 9860 1565  
Email: [Michael.Wiles@planning.nsw.gov.au](mailto:Michael.Wiles@planning.nsw.gov.au)

Glen Ilic,  
Wilga Wilson Residents Association,  
Ingleside, NSW 2101

2 June 2014

Dear Mr Ilic,

**Subject: Representations to the Ingleside Community Reference Group**

I have been forwarded representations that you made at the previous meeting of the Ingleside Community Reference Group (ICRG) on behalf of the Wilga Wilson Residents Association. The matters you raise relate to the Precinct Planning Process currently underway at Ingleside.

You raise a number of questions:

1. *Will the present time table for a rezoning be delivered?*

At the outset, the ICRG was advised that the process is likely to take at least 18 months. At present, we are developing a draft Indicative Layout Plan which is similar to a master plan for the whole precinct. The present timeframe for planning at Ingleside is to exhibit a draft plan to rezone land for future development later this year, and if approved, the plan should be made in the first half of 2015. This timetable is consistent with the timeframe advised at the start of the process.

2. *Will the Government encourage and facilitate those sites where owners have pooled land for redevelopment?*

The planning agencies, in this case the Department and Pittwater Council, encourage land holders to pool land for future development proposals. This approach can facilitate the installation of servicing infrastructure and design of new subdivisions by developers.

3. *Will amalgamated sites be dealt with as a priority?*

The Precinct master plan can be more effectively realised when owners pool their land. In considering and approving development proposals across the precinct, Council will be guided by the Precinct master plan.

Priority is more likely to depend on the availability of service infrastructure to different parts of the precinct and on developers to make the necessary arrangements to service their proposed developments. Where land is amalgamated and there is clear evidence of an intent to develop, infrastructure agencies are able to make investment decisions with less risk. In this regard, amalgamated sites can facilitate early development.

4. *Can you prepare a master plan for your site and present it to the ICRG for comment and approval?*

In agreeing to progress planning for Ingleside, the Minister for Planning was clear that future development in the Precinct should consider the Precinct as a whole. Consequently, the planning process will produce a master plan for the Ingleside Precinct. The Wilga Wilson area is an integral part of this precinct and we are interested in the Association's views about future development in this area. It is always helpful to understand the intentions of developers when preparing the Precinct Plan, but our approach remains to deal with the entire Precinct in a coordinated way. The Association could present ideas for their land to the Department, Council and Urban Growth. We will consider any representations and will incorporate information from submissions into the overall Precinct Plan as relevant and appropriate. However, we will not provide any endorsement or approval of site-specific plans during the Precinct Planning process.

The ICRG is a forum for providing feedback to Council and the Department on the planning process and does not have an approval role for any aspect of the project. It is therefore not appropriate that you seek endorsement of your plans from the ICRG. The Terms of Reference for the ICRG clearly set out the role and functions of the ICRG and are available from Council.

The planning process is being undertaken in close consultation with the community and progress is documented on the project website [www.inglesideplanning.com.au](http://www.inglesideplanning.com.au). I encourage members of your association to continue to be involved and use this website to follow the planning process at Ingleside.

As the matters you have raised may be of interest to others in the community, we have included your questions and our responses in the Q&A section of the website. In addition, I will forward a copy of this letter to the Council to be tabled at the next meeting of the ICRG.

Thank you for your interest in future development at Ingleside.

Yours sincerely



Paul Robilliard  
Director, Greenfield Housing

CC: Cllr. Julie Hegarty, Chair, Ingleside Community Reference Group

# Warriewood Sewerage Treatment Plant

Proposal For Future Upgrades





## Background

- Built 1970s
- 65000 people
- Waste into ocean at Turrimetta headland
- 16.4 ML/day (was nearing capacity)

## Background

- Built 1970s
- 65000 people
- Waste into ocean at Turrimetta headland



## Background

- Just upgraded 17%
- Extra 11000 people (est 2031 population)
- now can process up to 19.2ML/day
- Fewer wet weather overflows ?

## Testing

- Sample plant output
- Every 6 days
- Median less than 200 CFU/100ml
- (1/2 < 200 but the other 1/2 **anything!**)



## Testing - 3/13 to 8/13

When	Minimum	Average	Maximum	Rain (mm)
March 13	9	77	250	110
April 13	10	274	950	160
May 13	21	790	3800	80
June 13	17	2852	13000	300
July 13	4	1238	5700	30
August 13	5	10	23	20

## Testing - 9/13 to 2/14

When	Minimum	Average	Maximum	Rain (mm)
September 13	2	13	37	60
October 13	9	18	30	70
November 13	17	867	2400	240
December 13	8	-	-	30
January 14	6	-	-	30
February 14	4	13	47	90

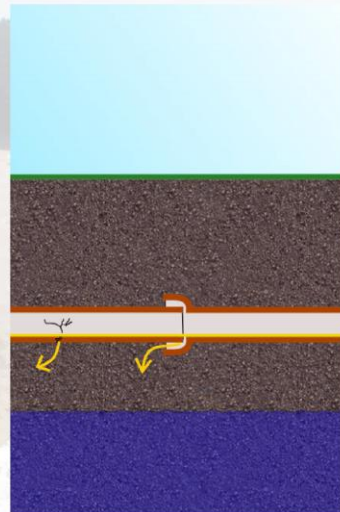


## Testing - 9/13 to 2/14

When	Minimum	Average	Maximum	Rain (mm)
September 13	2	13	37	60
October 13	9	18	30	70
November 13	17	867	2400	240
December 13	8	10245	50000+	30
January 14	6	728	3600	30
February 14	4	13	47	90

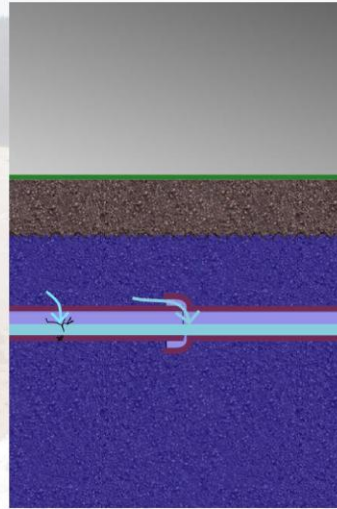
## Dry Weather

- Shifting ground
- Tree roots
- Broken pipes
- ↓
- Some leakage out



## Wet Weather

- Shifting ground
  - Tree roots
  - Broken pipes
- ↓
- Lots of leakage into pipes
  - 4 to 6 times normal volume of liquid
  - Up to 130ML/day



## Wet Weather

- STP can't cope!
- ↓
- Store excess in pond
  - If still too much then bypass processing
  - If really bad then overflow to Narrabeen Creek and Lagoon!







## Wet Weather

### Bypasses (all Sydney)

2006	70
2007	156
2008	90
2009	86
2010	131
2011	132
2012	145
1st 1/2 2013	114



## Options

- We could **do nothing**:

*Aside from routine maintenance on the ocean outlet there are no further plans for extra improvements to the Warriewood STP at this time.*

- Viable option for only 10 years

## Options

- We could **fix the pipes**:

- Sewerfix program - helps but expensive
- 50% on private property
- Shifting land, trees, etc. = recurrent problem



## Options

- We could **do major STP upgrades**:
  - Would need up to 7 X current capacity and/or huge storage facility
  - Where to build it?
  - \$\$\$\$\$\$

## Options

- We could **re-use the water**:
  - Would need major upgrades (previous slide) *and* tertiary treatment *and* storage
  - Maximum supply in wet weather but lowest demand
- **Valid option in dry climates (LA?)**  
(Sydney already has a desalination plant we don't need!)

## Options

- We could **send the water out to sea:**
  - Deep water outfall ~ 2km off the coast
  - Done at Malabar, North Head & Bondi (1990s)
  - Warriewood initially designed for this
  - Lower processing requirements
    - lower running cost
    - longer life for STP

## The Way Forward

Need to consider:

- Long term population trends
- Environmental factors
- Ongoing health risks to beach users

The best way forward? Perhaps as suggested by Sydney Water.....

## The Way Forward

*Sydneys deepwater ocean outfalls have delivered high-quality outcomes for the environment and the community. Beaches and harbours are cleaner and the marine environment is healthy. Since the deepwater ocean outfalls opened 16 years ago,*

- swimming conditions have significantly improved*
- beach grease has been eliminated*
- there has been no detectable negative effect on marine ecology or sediments*
- effluent discharged has consistently been shown to be non-toxic at its diluted state.*

Thank you

Martin J Porter  
Surfride Foundation Australia



## The Program

**The project formally commenced in July 2013 and is anticipated to be completed by early 2015.**

The Program and timing of key milestones are indicative at this stage. This program is subject to change as precinct planning is an iterative process that requires a suite of technical studies to inform the development of a Structure Plan for the Ingleside Precinct. Given the complexities of the issues that need to be addressed for Ingleside and the iterative nature of developing the Structure Plan, we have experienced delays to the program.

### Key Milestones

#### Prior to formal Community Launch of Precinct Plan project

#### Timing

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>▶ Establishment of Project Control Group (PCG)</li> <li>▶ Project Plan (Community Engagement Strategy) &amp; Probity Plan endorsed by PCG</li> <li>▶ Community Engagement Tools for formal launch</li> </ul> | <ul style="list-style-type: none"> <li>▶ Completed - July 2013</li> </ul> |
|---|---|

#### Formal Commencement – Precinct Plan project

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>▶ Launch – Information Session</li> <li>▶ Community Information Session</li> <li>▶ Ingleside Community Reference Group – community members selected</li> </ul> | <ul style="list-style-type: none"> <li>▶ Completed - July 2013</li> <li>▶ Completed - August 2013</li> <li>▶ Completed - September 2013</li> </ul> |
|---|--|

#### Ingleside Precinct Plan Project

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>▶ Appointment of consultants to undertake studies which will provide detailed evidence about issues and constraints and will inform the rezoning</li> <li>▶ Commencement of studies to inform Precinct Planning package</li> <li>▶ Ongoing consultation with other government agencies and service providers</li> <li>▶ Enquiry by Design Workshops - Round 1 Workshops</li> <li>▶ Preparation of Draft Structure Plan based on preliminary technical findings</li> <li>▶ Enquiry by Design Workshops (to enable community feedback on draft Structure Plan) - Round 2 Workshops</li> <li>▶ Preparation of preliminary draft Indicative Layout Plan and draft zoning controls</li> <li>▶ Public exhibition, including community drop-in sessions</li> <li>▶ Review of submissions</li> <li>▶ Post Exhibition Workshops - Round 3 Workshops</li> <li>▶ Notification and gazettal of final Precinct Plan</li> <li>▶ Information sessions</li> </ul> | <ul style="list-style-type: none"> <li>▶ Completed - October 2013</li> <li>▶ Commenced - November 2013</li> <li>▶ Commenced - November 2013</li> <li>▶ Completed - March 2014</li> <li>▶ March - October 2014</li> <li>▶ October 2014</li> <li>▶ Late 2014</li> <li>▶ Late 2014</li> <li>▶ Following Exhibition</li> <li>▶ Early 2015</li> <li>▶ Early 2015</li> <li>▶ Following Rezoning</li> </ul> |
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**Updated:** 06 Aug 2014



## ***MINUTE ITEM***

<b>C12.3</b>	<b>Minutes of the Ingleside Community Reference Group Meeting held on 16 April 2014</b>
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**Meeting:** Sustainable Towns & Villages Committee

**Date:** 19 May 2014

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### **COMMITTEE RECOMMENDATION**

That the Minutes of the Ingleside Community Reference Group meeting of 16 April 2014 be noted.

(Cr Townsend / Cr Grace)

# ***REPORT TO COUNCIL***

## **C12.3 Minutes of the Ingleside Community Reference Group Meeting held on 16 April 2014**

**Meeting:** Sustainable Towns & Villages Committee

**Date:** 19 May 2014

**STRATEGY:** Corporate Management

**ACTION:** Maintain and Service Council's Range of Committees

### **PURPOSE OF REPORT**

To present to Council the Minutes of the Ingleside Community Reference Group Meeting held on 16 April 2014 (refer **Attachment 1**).

### **1.0 BACKGROUND**

1.1 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."*

1.2 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.

1.3 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.

### **2.0 ISSUES**

2.1 The last Ingleside Community Reference Group meeting was held on 11 December 2013. Since that time a series of workshops were held in March this year to gather feedback from the community to help guide the master planning process.

These workshops were the first round of workshops and intended to assist in developing a vision for the future of Ingleside. A second round of workshops are planned for later this year when input will be sought on a draft structure plan for Ingleside.

Ingleside Community Reference Group members were requested to attend one of the three workshop sessions offered, in lieu of a Reference Group meeting being held and to ensure their input into the process.

- 2.2 At the Ingleside Community Reference Group meeting of 16 May 2014, the Reference Group members participated in an instant electronic survey to gauge their satisfaction with the workshops. Feedback was collected and is currently being incorporated into a Workshop Evaluation Report, which will include feedback gathered from other workshop participants and the table facilitators.
- 2.3 The workshop facilitator gave a presentation to the Reference Group members, outlining the initial outcomes of the workshops. The master planning consultant then presented the three housing mud map options that have been derived from the community's input. These outcomes are contained within the Ingleside Workshop Outcomes Report has now been released to the community and available online at the dedicated Ingleside website.
- 2.4 The master planning consultant explained that the three options would be provided to the other technical consultants for investigation and testing. Feedback from these consultants would then be used by the master planners to develop a draft structure plan for Ingleside, which will be the subject of the second round of community workshops anticipated for later this year.
- 2.5 The Ingleside Workshop Outcomes Report and Workshop Evaluation Report will be presented to Council in more detail at its next meeting in June.

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### **3.0 SUSTAINABILITY ASSESSMENT**

This report does not require a sustainability assessment.

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### **4.0 EXECUTIVE SUMMARY**

- 4.1 The most recent Ingleside Community Reference Group's meeting was held on Wednesday 16 April 2014.
- 4.2 The Reference Group members were informed of the outcomes of the recent community workshops held. Feedback from the Reference Group was also sought to gauge their satisfaction with the workshops.
- 4.3 A report will be presented to Council at its next meeting in June detailing the outcomes of the Ingleside workshops and the evaluating their success.

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### **RECOMMENDATION**

That the Minutes of the Ingleside Community Reference Group meeting of 16 April 2014 be noted.

Report prepared by  
Tija Stagni – Senior Planner, Land Release

Andrew Pigott  
**MANAGER PLANNING & ASSESSMENT**

# Minutes

## Ingleside Community Reference Group

held in the Conference Room, Monash Country Club, Powderworks Road, Ingleside on

**16 April 2014**

Commencing at 4:05pm

**Attendance:****Committee Members:**

Cr Julie Hegarty, Chairperson  
Mr Glen Ilic, Wilga Wilson Residents Association  
Mr John Simmonds, Sydney Conference Training Centre  
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 Roberta Conroy, Bayview – Church Point Residents Association  
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment  
Mr Dennis White, Wirreanda Valley Residents Association  
Mr Ian Longbottom, Galstaun College  
Ms Anne Jeffrey, Bayview Heights Estate Owners Group  
Mr Conrad Grayson, Pittwater Resident Representative

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

Mr Paul Robilliard, NSW DP&I  
Mr Michael Wiles, NSW DP&I  
Mr Matthew Cooper, NSW DP&I  
Mr Peter Drivas, UrbanGrowth NSW  
Mr Brendan Blakely, Elton Consulting  
Ms Olivia Dodds, Elton Consulting  
Mr Philip Graus, Cox Richardson  
Mr Rob Strang, Cox Richardson

**Council Advisors (non-voting):**

Mr Steve Evans, Director, Environmental Planning & Community  
Mr Andrew Pigott, Manager, Planning & Assessment  
Ms Tija Stagni, Senior Strategic Planner – Land Release  
Ms Anja Ralph, Strategic Planner – Land Release  
Ms Jane Mulroney, Manager - Community Engagement & Corporate Strategy  
Ms Pamela Tasker, Minute Secretary / Administration Officer

**Observers:**

Mr Ben de Montemas – Mirvac  
Mr Antony Edye (Climate Action Pittwater)  
Mr Harry Groves

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## Ingleside Community Reference Group Meeting

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## **1.0 Apologies**

1. The following apologies were received and accepted from absent Members and leave of absence from the Ingleside Community Reference Group Meeting of 16 April 2014 was granted.
    - Mr David Palmer, Pittwater Natural Heritage Association
    - Mr Stephen Smith, Wirreanda Valley Residents Association
    - Mr Chris Hornsby, Warriewood Valley Residents Association
    - Mr Philip Rosati, Pittwater Resident Representative
    - Mr David Seymour, Katandra Bushland Sanctuary
  2. An apology was also received from Ms Liza Cordoba (Principal Officer – Land Release).
  3. Mr Dennis White attended as the alternative delegate on behalf of the Wirreanda Valley Residents Association.
  4. Ms Marita Macrae attended as the alternative delegate on behalf of the Pittwater Natural Heritage Association.
  5. 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

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## **3.0 Confirmation of Minutes**

### **REFERENCE GROUP RECOMMENDATION**

That the Minutes of the Ingleside Reference Group Meeting held on 11 December 2013 be confirmed as a true and accurate record of that meeting.

(Mr Ian Longbottom / Mr John Simmonds)

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## **4.0 Issues Arising from Last Meeting**

### **4.1 Mr Rob Stokes, MP (Pittwater) to clarify his address to Terrey Hills Progress Association**

Mr Andrew Pigott confirmed that the General Manager met with Mr Stokes and was advised that the information provided to the Terrey Hills Progress Association was already in the public arena. This information was taken from the Metropolitan Development Plan which was available prior to the commencement of the Precinct Planning process now underway. At the same meeting, the General Manager updated Mr Stokes on the progress of the Precinct Planning process for Ingleside.

Mr Stokes was invited to attend the recently completed design workshops.

### **4.2 Update to Terrey Hills Progress Association**

Mr Andrew Pigott confirmed that Council has also made contact with the Terrey Hills Progress Association with a view to briefing them on the Ingleside land release project. They have expressed interest in such a briefing but a date is yet to be confirmed.

An invitation to the design workshop sessions was extended to Terrey Hills Progress Association members. Two members attended the design workshop on Monday 10 March 2014.

### **4.3 Sustainable Development Outcomes**

At the Ingleside Community Reference Group meeting of 30 October 2013, members defined a number of sustainable development principles they would like to see integrated into the Ingleside land release process. These principles were reported to Council on 3 February 2014 and have been added to by Councillors and the Masterplanning consultants.

The sustainability principles were divided into four categories and displayed on the dedicated Ingleside planning website with a tool that enables people to vote on the principles that are important to them. As of 27 March 2014, 313 votes were received through the website. The most popular principles from each category are outlined below:

#### **Planning Together**

- Provide open and transparent community consultation (32 votes)
- Balance new development with the benefits of upgrades to services and facilities for the new community (12 votes)

#### **Liveable Communities**

- Provide public spaces such as parks, sports fields and community gardens etc. (11 votes)
- Manage the increase in traffic along Mona Vale Road (11 votes)
- Reduce the need for car use through good planning and services (11 votes)

#### **Economic Prosperity**

- Improve access to public transport (12 votes)
- Assess and plan for increased capacity of education services, healthcare and childcare etc. (7 votes)



## Value the Environment

- Protect threatened animals, birds and plant species (22 votes)
- Protect the environment and reduce the ecological footprint (16 votes)

An update of the votes on the sustainability principles is to be given at the next ICRG meeting.

Voting on the sustainability principles was also undertaken during the design workshop sessions. Both sets of voting statistics have been compiled and are detailed in the PowerPoint presentation "*Community Design Workshop outcomes and where to from here?*" This presentation is discussed further in Business Arising Items 5.2 and 5.3 and the PowerPoint presentation is appended to the Minutes (**Appendix 2**) for the information of members.

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## **5.0 Business Arising**

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### **5.1 Live Electronic Survey on First Round of Workshops**

Ms Jane Mulroney conducted an instant electronic survey of members' satisfaction with the first round of workshops, with a view to identifying problems and opportunities to be addressed for the next and future workshop planning. The results of this survey are as follows:

How equipped did you feel to respond to the Sustainability Principles exercise?

43% of members strongly agreed (1).  
43% of members agreed (2).  
14% of members were neutral (3).  
75% of members felt the exercise achieved its objectives.  
25% felt it did not.

How equipped did you feel to respond to the Housing Types exercise?

8% of members strongly agreed (1).  
42% of members agreed (2).  
25% of members were neutral (3).  
8% of members disagreed (4).  
17% of members strongly disagreed (5).  
82% of members felt the exercise achieved its objectives.  
18% felt it did not.

How equipped did you feel to respond to the Mud Map exercise?

15% of members strongly agreed (1).  
31% of members agreed (2).  
15% of members were neutral (3).  
8% of members disagreed (4).  
31% of members strongly disagreed (5).  
By a show of hands:  
33% of members (4 of 12) felt the exercise achieved its objectives.  
66% (8 of 12) felt it did not.

How equipped did you feel to respond to the Ecological Outcomes exercise?

27% of members strongly agreed (1).

27% of members agreed (2).

18% of members were neutral (3).

9% of members disagreed (4).

18% of members strongly disagreed (5).

67% of members felt the exercise achieved its objectives.

33% felt it did not.

Overall, how satisfied were you with the workshop?

15% of members were highly satisfied (1).

38% of members were satisfied (2).

15% of members were neutral (3).

23% of members were dissatisfied (4).

8% of members were highly dissatisfied. (5).

Members felt the workshops did not provide sufficient time to absorb the information under discussion. The educative input had to first be processed if the value of the brainstorming sessions with the facilitators and participants was to be optimised. It was generally agreed that information being provided at least one week prior to the workshops would have resulted in more possibilities being canvassed and more meaningful ideas being developed. There was just not sufficient time to fully consider the information before brainstorming sessions.

Mr Paul Robilliard (DP&I) advised that one of the options under consideration was running workshops in collaboration with the ICRG prior to holding sessions with the general public. Members would be fully informed prior to the workshops and would have had sufficient opportunity to absorb the educative input prior to the general public workshops. The members responded that they would be interested in this idea being further developed.

The names of participants in the first round of workshops have been used to establish an invitation list for future workshops so as to establish continuity of participation. Future workshops will be refined in relation to how much information is provided ahead of time. Thirty minute consultants' briefs setting up specific issues, with the rest of the time drilling down into the issues and getting feedback from residents, stakeholders and other participants, was suggested.

Ms Mulroney advised that the survey feedback was very valuable in designing future workshops and thanked the members for their participation. She also encouraged further written comment on how the workshops could be improved moving forward to the next round.

A copy of the survey results are appended to the Minutes (**Appendix 1**) for the information of members.

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## **5.2 Outcomes of Design Workshops**

Mr Brendan Blakely of Elton Consulting provided a PowerPoint presentation on the design workshop outcomes. A copy of the presentation is appended to these Minutes (**Appendix 2**). Mr Blakely advised that the Outcomes Report is currently being finalised. The report reflects the communities' points of view that were collected at the March workshops. These opinions will form one aspect that will inform the planning process and will be narrowed down through future workshops.

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### **5.3 Next Steps – Mud Map Options**

Mr Philip Graus of Cox Richardson provided a PowerPoint presentation, a copy of which is appended to these Minutes (**Appendix 2**).

Mr Graus presented 24 mud maps that depicted the ideas and issues that the community put forward relating to transport and access, community centres, retail facilities, schools and green connections. These ideas and issues were further distilled into three mud maps. The community also identified the need for 'bush lots', being lots similar to those already existing in Ingleside.

Mr Robilliard advised that the three mud maps would be given to the consultants, and their feedback would be used by the Masterplanners to develop the basic Structure Plan, which is to be presented and further developed in the next round of community workshops. The Structure Plan will feed into the Indicative Layout Plan which will be put on public exhibition.

#### **General Discussion:**

- Mr Stephen Choularton raised a number of issues regarding boundaries in relation to Chiltern Road. Mr Choularton is to email his questions to the working group via [andrew\\_pigott@pittwater.nsw.gov.au](mailto:andrew_pigott@pittwater.nsw.gov.au). One particular concern was in relation to Chiltern Road dividing North Ingleside and the Wirreanda Valley given the natural divide would be reflective of the topography.
- Mr Graus advised that the ridgeline to the west of Chiltern Road was identified as a natural boundary, but at this stage the masterplanning team are still in the process of interpreting the workshop output for presentation back to the participants and greater community.
- Mr Robilliard advised the Outcomes Reports from the workshops was being finalised and would be emailed to members by the end of April 2014.
- The issue of no compensation for open space ever having been offered to the residents of Ingleside following the land swap of the Ingleside Depot for part of the Ingleside Chase Reserve / Warriewood Escarpment was raised.
- Mr Evans responded that the swap resulted in a substantial net increase in open space. Additionally the open space in this instance is unspoiled bushland which serves not only as recreation space but also as vital ecological habitats for flora and fauna. Significant areas of open space are under consideration in the current land release planning which will further benefit Ingleside residents.
- Various ICRG members have identified Wildlife Corridors as being of great importance. Ecological surveys take time if they are to be done properly. At least one year minimum is needed to ascertain native flora and fauna.
- Mr Pigott responded that the Ecological Consultants have previously presented to the ICRG. The survey work is largely finished but this is only baseline studies. There was a considerable body of work undertaken prior to this process, and interpretation of past and present baseline studies is ongoing. The input from the workshops is invaluable as it provides "on the ground" local knowledge and this is just one of a number of factors to be considered in the overall masterplan. It will be taken on board along with the expert advice and reports from the Ecological Consultants studies.

- Mr Robilliard reiterated that wildlife corridors, habitat etc., will all inform the Masterplan but this will need to be balanced with many competing factors. We have to ascertain the costs of acquiring and maintaining open space land, but we also need to create affordable and sustainable housing, so it all needs to be balanced out.
- Members felt it was vitally important that the wildlife corridors in Ingleside connect to the Garigal and Ku-ring-gai national parks and other native bushland such as Katandra reserve, the Warriewood escarpment and so on. We have a brief window of opportunity to establish viable corridors before any development takes place. We have an undertaking from UrbanGrowth NSW to provide these corridors, but the studies have to be completed and the corridors in place before we start talking about cluster housing and shopping centres.
- Mr Robilliard advised that the scope of work brief is available on the website. Wildlife corridors are clearly identified in the brief and they are being incorporated. This was seen earlier in the presentation, specifically the slide regarding ecological outcomes in mud mapping which shows wildlife corridors. They are in the mix and they are clearly identified as being important, but the working group has the task of balancing this need along with everything else.
- Mr Pigott advised the at Manager of Council's Natural Environment & Education unit, Mr Mark Beharrell, was involved with the strategic team in preparing the brief and monitoring progress in terms of the best outcomes for native flora and fauna. Council is very aware of the need to preserve the escarpment as a wildlife corridor and linking it with other areas.
- Discussions with the Green Building Council of Australia (GBCA) are ongoing. Mr Pigott advised that the team has been researching the most appropriate tool and has met with the authors of the Green Star Communities rating tool. A meeting with the CEO of GBCA is being arranged for after Easter to discuss the Ingleside project. We have encountered some difficulty in that the Green Star tool although fantastic is really designed for rating at the DA stage and for single properties. It may not be appropriate for multiple properties / owners, but the investigations at present are trying to work out how we can adapt it to achieve the best outcome for Ingleside.
- Mr Pigott advised that Council will investigate having a GBCA representative or Council staff member present to a future ICRG meeting. The Green Star tool is still operating as a pilot program and the GBCA are actively seeking trial partners, so it may present as a good testing exercise for them. It may also be that the tool is more applicable at individual dwelling stage rather than strategic planning stage.
- It is important to capture the cultural and historical significance of the site otherwise it will be lost. We need to prioritise this for the next workshop. What is there now should drive future planning. There are aboriginal cave paintings in Ingleside.
- Mr Pigott confirmed that both European and Aboriginal heritage experts had been engaged with the intention that their work feeds into the process. Historical considerations formed part of the scope of the workshops re development constraints.
- Mr Robilliard stressed the importance of sharing local knowledge as it is possible that not everything is known or documented. However, some of this information such as aboriginal cave painting sites can be sensitive. An email to Council or the Working Group is probably safer rather than full disclosure on the website. The heritage experts should be consulted prior to the public release of sensitive information.
- There was a request for a presentation from the traffic consultant to the next ICRG meeting, particularly in relation to updated information re Mona Vale Road.

- Members were advised that the AECOM studies are incomplete at this stage. It is the intention for the consultants to update the ICRG once the information is at a reasonable level of completeness rather than drip feeding it. The masterplanners are still waiting on information from Roads & Maritime so a presentation is probably of limited value at this time.
- Mr Pigott advised we are undertaking a process of peer reviewing information and finalising reports prior to releasing them to the group so the information is meaningful. Traffic, Water, Infrastructure/Servicing and Ecological Consultants will all present to the group again prior to the Structure Plan being developed.
- The members requested a commitment for feedback from the various consultants. It was felt there was a great deal of information being provided by the community but not a great deal of information sharing back.
- Mr Robilliard advised that the Working Group would very much like to share information with the community but the studies are not yet finalised and in a form that it is ready for sharing. The consultant studies need to be completed and tested prior to release and the plan is to have this done and to share this information with the ICRG members prior to the next round of workshops. It is only appropriate for the consultants to brief the ICRG and present their technical studies prior to the next round of workshops. This is currently planned for late May or early June.
- Mr Pigott reiterated that there are procedures governing the finalising of these reports prior to them becoming publically available. However, it is the intention to provide as much information as we can, in the best time possible, so that ICRG members can inform their communities.
- Cr Hegarty remarked that it is an important point that members are given the best information available to pass on to our communities. Council staff and other technical advisors agreed that the information needs to be available to share at critical points in the process. That was why the meetings were being scheduled to coincide with meaningful progress.
- There had been many requests for ICRG members to be included in the briefings to consultants as stakeholders still have the opportunity to obtain desired outcomes while the baseline studies are going on. Members stressed that they thought it imperative that they have the opportunity to brief the consultants prior to finalisation of reports.
- Mr Robilliard advised that all scopes of work were available on the website. These are still somewhat fluid and there is an opportunity to influence this now, but everything being discussed here is already included in those scopes. The ICRG members will be consulted prior to report finalisation at which time the consultants will be asking for members comments. There is lots of consultation planned between masterplanners and ICRG members input prior to going to the community.
- Mr Graus asked members how much information was required to trust in the masterplanning process? How transparent is the process reflected in the plans being provided?
- The members stated that transparency of process is vital to the group so that they can see that their ideas and aspirations are being taken into account. This is why it was so important to them that they could become more involved and receive more feedback on what was being included in the consultants' reports.
- Mr Evans advised that he could appreciate the frustrations but we just don't have the information as yet. He offered his apologies, but stressed that the studies are complex and they will take time. He assured the members that it is the intention of Council and the Working Group to be as open and transparent throughout all phases of the land release.

- The problem is not in the early stages with the masterplanning. Everyone is working towards the same vision and outcomes at this stage. The problems come later with developers pushing through inappropriate applications via the courts.
- Council has to put up good arguments re zoning, density controls, etc, and keep everything orderly and balanced, and hopefully the Department is on the same page. But we can't guarantee what will happen in the future. We are just trying for the best outcome in this land release.
- Bushfire planning in this area is really important. Stakeholders need to know what the consultant reports are recommending. Any information on fire controls being made available to ICRG members will be most appreciated.
- An enquiry was made as to whether the Twitchers of Ingleside report was included in the baseline studies being considered. Mr Pigott undertook to check. He knew Mr Beharrell has the report and Mr Beharrell was involved with the strategic team in preparing the brief and monitoring progress. However, Mr Pigott was unsure if that particular report had been provided to the consultants.
- Members advised they would like to see the ICRG role extended through the masterplanning process into the building phase to provide oversight continuity. Knowing there was a reference group of stakeholders might remind developers they have an obligation to the community.
- Mr Evans stated that he thought there was a need for continuity into the development phase. It is ultimately for the elected Council to decide, but think it would be good for the process. Watchdogs in Warriewood worked well. Cr Hegarty agreed there was a lot of value for the group to keep going in some capacity, particularly into the early stages of the development phase, and could not foresee any issues that would influence the elected Council's decision.
- Members expressed interest in links to good overseas land releases as this sometimes provided new ideas not necessarily considered.
- Members expressed interest in an organised bus tour to visit sites of good land releases in the Sydney area.
- They also suggested that the general public needed access to more information (including pictures and diagrams) and time to go through the information prior to the next round of workshops.

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## **6.0 General Business**

Nil.

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## **7.0 Next Meeting**

Meetings in 2014 will be scheduled every two months and/or in accordance with the Ingleside Precinct Planning Project milestones. The date of the next meeting is to be advised, but it is anticipated that this will be scheduled for early June following finalisation of a number of reports scheduled for late May. The meeting may need to be extended to three hours due to the number of reports under discussion.

**THERE BEING NO FURTHER BUSINESS, THE MEETING  
OF THE INGLESIDE COMMUNITY REFERENCE GROUP WAS  
CONCLUDED AT 6.16PM ON WEDNESDAY 16 APRIL 2014**