



Agenda

Ingleside Community Reference Group

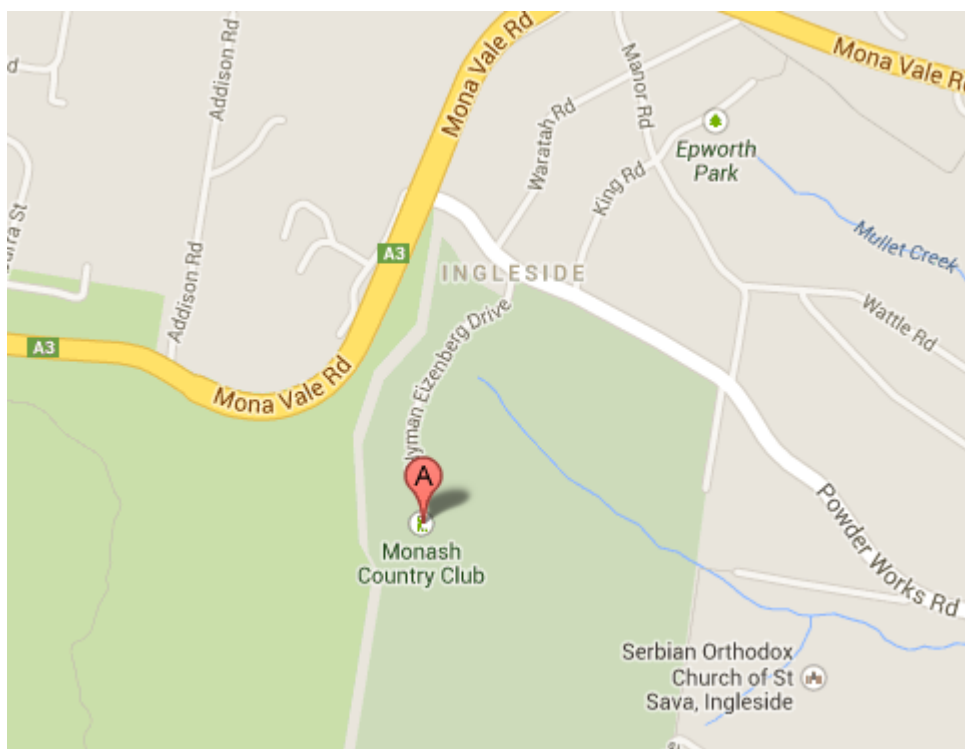
Notice is hereby given that an Ingleside Community Reference Group meeting of Pittwater Council will be held in the Conference Room, Monash Country Club, Powderworks Road, Ingleside on

16 April 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

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

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):

Mr Michael Wiles, NSW DP&I
Mr Matthew Cooper, NSW DP&I
Mr Nick Chandler, UrbanGrowth NSW
Mr Peter Drivas, UrbanGrowth NSW
Mr Brendan Blakely, Elton Consulting

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 Jane Mulrone, 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.

C H A R T E R

INGLESIDE COMMUNITY REFERENCE GROUP

Established:	24 June 2013
Function:	This Reference Group will consider and resolve on matters relating to the Precinct Planning Process for Ingleside.
Aims:	<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"> • 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 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.
Composition/Membership: <ul style="list-style-type: none"> ➤ Up to fifteen (15) members consisting of: <ul style="list-style-type: none"> - nominated representatives from registered Resident Associations within the Ingleside Release area; - nominated representatives from registered community groups with specific environmental, recreational, commercial or other interests; - business owners within the Ingleside Release Area or in the immediate vicinity; - persons with significant expertise and knowledge in land release area planning, development, urban planning or traffic planning. ➤ 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. ➤ All other Councillors are invited to attend and observe. 	<ul style="list-style-type: none"> • The Chairperson elected by Council on 24 June 2013. • The following Community Members: <ul style="list-style-type: none"> - 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 Assoc - Ms Linda Haefeli, Climate Action Pittwater - Mr Chris Hornsby, Warriewood Valley Residents Association - Ms Roberta Conroy, Bayview–Church Point Residents Assoc - 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 • Ex Officio Advisors (non voting) being representatives from the Department of Planning & Infrastructure or other advisors as required.
Quorum:	A majority of members provided at least 1 Councillor is present.
Reporting Procedures:	Minutes of meetings to be reported to the Sustainable Towns & Villages Committee of Council for consideration.
Meetings:	Bi-Monthly or in accordance with the project milestones.
Council Members Appointed:	Chairperson: Cr Julie Hegarty

Ingleside Community Reference Group Meeting

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

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.

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.

3.0 Confirmation of Minutes

Confirmation of the Minutes of the Ingleside Reference Group Meeting held on 11 December 2013. The Minutes were endorsed by Council at the meeting on 3 February 2014. A copy of the Council Report and the resulting Minute Item are attached at Appendix 2 to this Agenda. The Minutes of the last meeting are at Attachment 1 to the Council Report.

4.0 Issues Arising from Last Meeting

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

In a recent address to the Terrey Hills Progress Association, Mr Rob Stokes quoted specific outcomes in relation to the Ingleside land release, including the number of homes planned and other details on growth in the area, giving the impression that the NSW State Government has already decided the Ingleside land release masterplan.

In the interest of promoting clear and accurate communications regarding the Ingleside land release, the following reference point was agreed:

1. That Council Officers seek clarification from Mr Stokes concerning his comments and his understanding of the current status of the Ingleside land release.
2. That Mr Stokes be invited to attend the next meeting of the Ingleside Community Reference Group.

Since our last meeting, Council has obtained a copy of the Terrey Hills Progress Association newsletter containing Mr Stokes' address (see Appendix 1). Council's General Manager met with Mr Stokes and was advised that the information provided by Mr Stokes was already in the public arena, available prior to the commencement of the precinct planning process that is now underway. At the same meeting, the General Manager updated Mr Stokes on the progress of the precinct planning for Ingleside.

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

4.2 Update to Terrey Hills Progress Association

Council officers have made contact with the Terrey Hills Progress Association and sought an opportunity to brief them on the progress of the Ingleside land release. The Association have confirmed they would like a briefing from Council however a date is yet to be confirmed.

An invitation to the design workshop sessions was extended to Terrey Hills Progress Association. Two members of the Progress Association 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 at 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)

Voting on the sustainability principles was also undertaken during the design workshop sessions. Both sets of voting statistics are still to be compiled. When completed, the outcome will be reported to the reference group for consideration towards a forward path.

5.0 Business Arising

5.1 Presentation on the design workshop feedback

Since completion of the design workshop sessions held in March 2014, feedback from the table exercises has been collated for analysis. Output from each table, in terms of the mapping exercises, was made available on the website since 31 March 2014.

Mr Brendan Blakely of Elton Consulting who facilitated the design workshop sessions will provide an overview of the table outputs from the sessions. His report will be available shortly.

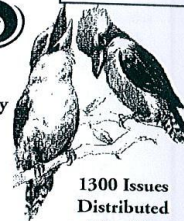
6.0 General Business

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.

YOUR PERSONAL COPY OF

NOVEMBER 2013 EDITION

POSTAGE
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AUSTRALIAPeter Addison
PresidentPamela Acott
Hon. Secretary
pamelaacott@optusnet.com.auIssued Monthly by the
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Residents are advised to report all crimes to Dee Why Police on 9971 3399Advertising
Pam McCamey
9450-24051300 Issues
Distributed
Monthly

Second last Progress Meeting of the Year! **Wednesday 13th November at 7.30pm** to be held in the Community Hall Meeting Room, Yulong Road. Topics for discussion include: First, Warringah Council's Special Rate Variation Scenarios, forwarded to all ratepayers and secondly Mona Vale traffic travelling west at peak hours. All welcome!

Rob Stokes MP for Pittwater and two visitors were welcomed, along with Progress members.

ADDRESS BY ROB STOKES MP

Mona Vale Road

While there are problems with the condition of Mona Vale Road, this was not the cause of the tanker tragedy that occurred Tuesday afternoon, 1st October. Two fuel compartments of the 24 in the truck split and caught fire. The disaster could have been worse had more compartments been damaged. The Minister has been to the site and agreed for \$120,000 to be spent on a feasibility study into improving that section of the road.

It is important to do all the road, rather than patching it up. The climbing lane, from Mona Vale towards Terrey Hills is more dangerous than trucks coming down; there are problems further uphill when trucks pull over to the side for cars to pass against oncoming traffic. It is estimated that approximately \$130 million is needed to be spent on the eastern section from Powderworks Road to Foley Road and approximately \$140 million on the western section from Powderworks Road to McCarrs Creek Road. Upgrades will mean some changes to National Park boundaries. Environmental studies are being done into endangered flora and fauna. It will take several years to complete the upgrades. Safety upgrades can be done as long as they are consistent with the overall plan, e.g. signalised gravel or sand track. The road has a Safety Record/ Crash History of congestion; with increasing population – 412 serious accidents over the last 10 years. An example would be to aim to start with \$5-\$10 million worth of improvements that could be incorporated into the broader upgrade.

Frenchs Forest Hospital

Road Planning - \$6.5 million allocated towards commencing necessary road upgrades; \$2.5 million for easy works, e.g. intersections at Frenchs Forest Road and Wakehurst Parkway; \$4 million for planning for major works. The hospital should open in March, 2018. The main entrance will be off Frenchs Forest Road West, so more intersections will have to be created. Aquatic Drive will intersect with Wakehurst Parkway. An underpass for Wakehurst Parkway under Warringah Road is a strong possibility. There will need to be a floodplain upgrade/diversion. Traffic issues will have to be addressed for emergencies. The tender process is still to be finalised, with 3 contenders: Ramsay Health Care, Health Scope and Adventist HealthCare (Sanitarium). When that has been decided, we will have a better design of the hospital. It will be publicly owned, but operated, under contract, by private providers: a Privately-operated Public Hospital, with 8-12 operating theatres. Mona Vale Hospital & Manly Hospitals have approximately 160 beds each. Will have 40% more – 489 in total on the northern beaches, up from 320. Mona Vale will be keeping urgent care 24/7 -Centre of Excellence for rehabilitation; physiotherapy; 56 beds plus a separate ward for geriatric and dementia problems, plus pathology and medical imaging. Palliative Care will continue. There will be a new multi-storey Community Health Building which will offer over 14 essential community health services – hopefully including Public Dental Services. Private Health Services will be accommodated, too. When Frenchs Forest Hospital is finished, the old tower building at Mona Vale Hospital will come down.

Development & Planning

Some members of NSW Government also had concerns with the Planning Bill. A forum was held with Brad Hazzard, who is going to redraft the Planning Bill. The Bill will continue to have all Rights of Appeal. Councils will have to show how the concerns of the community were taken into account. If this is not done, the developmental decision can be challenged and taken to court. There needs to be a balance between the rights of communities and development. The focus of growth at this stage is not in the Terrey Hills' area. The government needs big returns, so where infrastructure is expanded, there will be larger population and development.

By 2036 there will be provision for 37,000 new homes. Hornsby, including Epping, will be developed. Ingleside will become similar to Warriewood Valley, but not as highly targeted. Three groups will discuss the planning for this area: Urban Growth, Pittwater Council and NSW Dept of Planning and it will be not as congested as Warriewood Valley. In 2008, under the former Labor Government, 4869 new homes were proposed for the Ingleside area. Under current forecasts, we are now looking at around half of this. Growth will be north of Elanora Heights. Chiltern Road, near Bayview will be like Bayview Heights – 1-acre blocks. West of Baha'i Temple will not change much – rural/ residential. Mona Vale Road will need to be upgraded by then. Rob stated that he does not want the character of the area changed. The best bushland should be preserved – much of it is owned by the government. Sewerage will be expensive. It is important not to aim for over-development.

MINUTE ITEM

C9.3	Minutes of the Ingleside Community Reference Group Meeting held on 11 December 2013
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Meeting: Connecting Communities Committee

Date: 3 February 2014

COMMITTEE RECOMMENDATION

That the Minutes of the Ingleside Community Reference Group meeting of 11 December 2013 be noted.

(Cr McTaggart / Cr Griffith)

C9.3	Minutes of the Ingleside Community Reference Group Meeting held on 11 December 2013
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Meeting: Connecting Communities Committee

Date: 3 February 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 11 December 2013 (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 Reference group members were informed that a discussion paper is being prepared by the Precinct Working Group on the progress of the consultants' studies to date.
- 2.2 Key consultants addressed the meeting and advised members of their role in the process and the steps ahead.
- 2.3 It was reported that in a recent speech to the Terrey Hills Progress Association, Mr. Rob Stokes, MP (Pittwater) quoted specific outcomes in relation to the Ingleside land release. This information included the number of dwellings planned and other details about growth in the area.

The comments attributed to Mr Stokes within the Terrey Hills Progress Association newsletter clearly outline what were the previous projections and the current forecasts. They represent a fair assessment of the current position. He is not a decision maker in the process and has not sought to pre-empt any government decision.

In the interest of promoting clear and accurate communications regarding the Ingleside land release, the following reference point was agreed:

- 1. That Council Officers seek clarification from Mr Stokes concerning his comments and his understanding of the current status of the Ingleside land release.
- 2. That Mr Stokes be invited to attend the next meeting of the Ingleside Community Reference Group.

This action is currently being completed.

3.0 SUSTAINABILITY ASSESSMENT

This report does not require a sustainability assessment.

4.0 EXECUTIVE SUMMARY

- 4.1 To present to Council the outcome of the Ingleside Community Reference Group's meeting held on Wednesday 11 December 2013.

RECOMMENDATION

That the Minutes of the Ingleside Community Reference Group meeting of 11 December 2013 be noted.

Report prepared by
Liza Cordoba – Principal Officer Land Release

Steve Evans
DIRECTOR, ENVIRONMENTAL PLANNING & COMMUNITY

Minutes

Ingleside Community Reference Group

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

11 December 2013

Commencing at 4:03pm



Attendance:**Committee Members:**

Cr Julie Hegarty, Chairperson
Mr Stephen Choularton, Bayview & Ingleside Residents Association
Mr Dick Clarke, Elanora Heights Residents Association
Ms Roberta Conroy, Bayview – Church Point Residents Association
Mr Lynne Czinner, Warriewood Valley Residents Association
Mr Conrad Grayson, Pittwater Resident Representative
Ms Linda Haefeli, Climate Action Pittwater
Ms Anne Jeffrey, Bayview Heights Estate Owners Group
Mr Ian Longbottom, Galstaun College
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment
Mr David Palmer, Pittwater Natural Heritage Association
Mr Philip Rosati, Pittwater Resident Representative
Mr David Seymour, Katandra Bushland Sanctuary
Mr John Simmonds, Sydney Conference Training Centre
Mr Stephen Smith, Wirreanda Valley Residents Association

Council Staff, Technical Advisors and Consultants:

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 Jane Mulroney, Principal Officer - Community Engagement
Mr Chris Hunt, Director, Urban and Environmental Assets
Mr Les Munn, Manager, Reserves Recreation and Building Services
Mr Mark Beharrell, Manager, Natural Environment and Education
Mr Mark Shaw, Manager, Urban Infrastructure
Mr Lee Mulvey, Project Manager, DP&I
Mr Paul Robilliard, Project Director, DP&I
Mr Philip Graus, Cox Richardson
Mr Ian Connolly, Cox Richardson
Mr Paul Kohn, Place Design Group
Dr Richard Lamb, Place Design Group
Dr Steven Ward, EcoLogical
Mr Dan Riley, AECOM
Mr Andy Yung, AECOM
Ms Pamela Tasker, Minute Secretary / Administration Officer

Observers:

Mr Dennis White, Wirreanda Valley Residents Association
Mr Antony Edye, Climate Action Pittwater
Mr Ben de Montemas, Mirvac
Mr Harry Groves
Mr Joseph Vumbaca
Ms Esther Vumbaca
Ms Mary Dominello
Mr Randon Ilic
Ms Wendy Buckley

Note:

Various other observers attended throughout the course of the meeting.

Ingleside Community Reference Group Meeting

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1.0 Apologies

The following apologies were received and accepted from absent Members and leave of absence from the Ingleside Community Reference Group Meeting on 11 December 2013 was granted:

Mr Glen Ilic, Wilga Wilson Residents Association (Delegate)
Mr Chris Hornsby, Warriewood Valley Residents Association

Notes:

1. Ms Lynne Czinner attended as the alternative delegate representing the Warriewood Valley Residents Association.

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

Nil.

3.0 Confirmation of Minutes

REFERENCE GROUP RECOMMENDATION

That the Minutes of the Ingleside Reference Group Meeting held on 30 October 2013 be confirmed as a true and accurate record of that meeting, excepting for the following amendments:

1. That Mr Nick Chandler (UrbanGrowth NSW) and Mr Michael Wiles (Department of Planning & Infrastructure) be listed under Attendance rather than as Observers, both having attended as Technical Advisors.
2. That in future, attendance at meetings be divided into separate categories so as to accurately record those who attended as Members of the Committee, Council Staff, Technical Advisors and Consultants, and observers (including interested members of the public and alternative delegates accompanying Committee delegates in attendance).
3. That Mr Peter Lawrence of GLN Planning be noted as having attended as an observer in place of Mr Peter Jobson.
4. That in Item 4.2 where it reads:
Minister's Letter of Support

It should read:

Briefing to the Minister

(Mr Ian Longbottom / Mr Dick Clarke)

4.0 Issues Arising from Last Meeting

4.1 Briefing to the Minister

Mr Lee Mulvey clarified that he did not commit to obtaining a letter of support from the Minister as reported in the Minutes of the last meeting, but that he did commit to briefing the Minister which he would endeavour to do in the New Year.

4.2 Sustainable Development Outcomes

ICRG members identified the following sustainable outcomes that they wished to see included in the land release masterplan. Council staff matched the key themes to Council's Sustainability Assessment (**in blue print**):

1. Design places for people (**Supporting & Connecting our Community**)
2. Respect the environment (**Valuing & Caring for our Natural Environment**)
3. Create a prosperous community (**Enhancing our Working & Learning**)
4. Good leadership and strong governance (**Leading an Effective & Collaborative Council**)
5. Enhance liveability (**Integrating our Built Environment**)

Additionally, the matters identified when Council agreed to participate in the Precinct Planning Process have been added to the list (**appearing in purple text below**), presenting members with the initial list of outcomes identified by Council and this group:

1. Design places for people
 - *Promote an accessible community*
 - Create low car dependence through the construction of local walking and cycle pathways.
 - Include and improve access to public transport and community bus services.
 - Consider the increase traffic on Mona Vale Road as a result of development.
 - **The need to upgrade Mona Vale Road and relevant intersections which would be exacerbated by any intensification of development in Ingleside.**
 - **Comprehensive consideration of Powderworks Road and the amenity and safety of its users and adjoining residents.**
 - *Design desirable places*
 - Include neighbourhood focus centres and open space including playfields, community gardens.
 - **Maintaining ridge lines as areas of well-designed landscaped areas dominated by trees rather than buildings.**
 - *Include integrated design responding to constraints and opportunities*
 - Provide and locate housing types responsive to natural environment constraints including bushfire, flooding, landslip hazards and existing vegetation.
 - Include bushfire protection.
 - Undergrounding of services (power).

2. Respect the Environment

- *Reduce ecological footprint*
 - Appropriate management of waste water.
 - Inclusion of water sensitive urban design principles – development that does not impact on natural water cycles.
 - Development that is zero greenhouse gas emission/ zero waste production/ zero impact on environment.
 - Consider the traffic, noise and pollution impact from Mona Vale Rd on the community.
 - **A sustainable and ecologically sensitive development form based on the highest standards.**
 - **Provision of a comprehensive waste water management proposal.**
 - **The sensitivity of downstream flooding from the upper catchment downstream to Warriewood valley.**
- *Enhance, protect and value the natural environment*
 - Development that is zero greenhouse gas emission/zero waste production /zero impact on environment.
 - Maintain and enhance the natural environment and protect threatened species.
 - Include flora and fauna corridors to allow movement between areas of habitat.
 - **The future protection and management of environmentally sensitive land, including environmental, biodiversity and creekline corridors.**
 - **Maintaining ridge lines as areas of well-designed landscaped areas dominated by trees rather than buildings.**

3. Create a prosperous community

- *Enhance employment opportunities*
 - Provide opportunities for employment including home and small business.
 - Include adequate social and economic infrastructure including retail, corner shops, education, employment, healthcare facility, childcare etc.
- *Promote learning*
 - Include adequate education infrastructure.
- *Promote efficiency*
 - Inclusion of water sensitive urban design principles – development that does not impact on natural water cycles.
 - Include and improve access to public transport and community bus services.
 - **Provision of a comprehensive waste water management proposal.**

4. Good leadership and strong governance

- *Establish a coordinated approach*
 - **Delivery of infrastructure in a timely manner over the life of the development process.**
 - **Consider the economic viability of the land release particularly associated with the findings of the report to Council 19 October 2009.**

5. Enhance liveability

- *Provide a range of housing types and affordability*
 - Provide a wide range of housing types that meet the needs of different household types.
 - Provide affordable housing.
 - Include and improve access to public transport and community bus services.
 - Maintain rural character of locality.
 - **Opportunities for provision of affordable housing.**

- *Promote inclusiveness*
 - Include neighbourhood focus centres and open space including playfields, community gardens.
- *Provide a safe and secure community*
 - **Comprehensive consideration of Powderworks Road and the amenity and safety of its users and adjoining residents.**
- *Create an adaptable community*
 - Provide opportunities for employment including home incubation.

If the key themes and list as presented is agreed, input from the broader community would then be sought as part of the 'visioning' exercise still to be undertaken for Ingleside.

Q: How are you engaging with the wider community? I am concerned that you are only engaging with the 'usual suspects' such as those here today.

A: There's a range of communication strategies that we are undertaking. The dedicated website is being updated and designed to engage the community and seek feedback on their vision for Ingleside. We will release a discussion paper on 20 December and there will be a media release and advertising in various local media. We also rely on our community group network. The members of this reference group are representing their community group members – we are hoping you will talk to your groups who in turn will inform the wider community. We are open to any ideas you may have on community consultation.

The Chair advised members that she had spoken to a representative of Sydney Water about a potential presentation to the ICRG.

Mr Mulvey felt it would be beneficial to have some more advanced work from the PWG prior to consulting with Sydney Water and / or having them present to the ICRG. The PWG would be meeting with all utility providers when the Engineering consultant was appointed.

REFERENCE POINT:

1. That input from the broader community be sought on the key themes and list.
2. That any outcomes resulting from this broader consultation be reported to a future ICRG meeting.

(Mr Stephen Choularton / Ms Linda Haefeli)

5.0 Business Arising

5.1 Presentation of the Discussion Paper

Mr Lee Mulvey advised that a Discussion Paper is being prepared on the progress of the consultant studies to date, noting that consultants had only recently been appointed and that the masterplanning process is in the very early stages. Key consultants were introduced and advised members of their role in the process. A copy of each PowerPoint presentation is attached to the Minutes for the information of members.

Presentations:

Dr Steven Ward – EcoLogical Australia:

(Biodiversity, riparian corridor and bushfire assessment)

Dr Ward introduced the concept of biodiversity certification, which is undertaken at a strategic level and provides the best planning / development outcomes in terms of environmental conservation. Biodiversity certification will occur post rezoning and will be awarded by the Minister for the Environment if satisfied that certification will improve or maintain biodiversity values. Biodiversity certification negates the need for landowners of certified land to complete a biodiversity study and reduces referrals to regulatory agencies at the development stage, saving time and money. The biodiversity certification may be the outcome of the study process.

The first step is to ground-truth the mapping from previous studies. This fieldwork will result in changes to the vegetation mapping.

Riparian corridors will be determined based on NSW Office of Water (Department of Primary Industries) guidelines.

Mr Dan Riley – AECOM:

(Traffic and transport, noise and vibration)

Aim to ensure that further transport infrastructure is appropriate for the level of proposed development.

Our work will assess the impacts of the proposed development for all modes of transport and recommend measures to address impacts. The Traffic Study will identify constraints which will inform the Masterplanning process. There will be investigations into understanding the transport capacity in potential future development scenarios.

Q: Is Cabbage Tree Road included?

Q: Is McCarrs Creek Road included?

Q: Is Garden Street included?

A: Yes, as is Powderworks Road, Mona Vale Road, Pittwater Road and the Wakehurst Parkway. The Garden Street intersection with Powderworks Road was investigated previously under the Powderworks Road Traffic Study and this information will be utilised.

Q: Do your investigations impose limits on development potential?

A: The study will investigate the relationship between development and traffic / transport. If there are traffic constraints they will be taken into account. We have to find the right balance.

Q: Will the Department of Planning & Infrastructure take your recommendations into account?

A: Mr Lee Mulvey responded that the Department and the Working Group work in collaboration with all of the technical consultants. It would be unlikely that the Department would ignore the recommendations of its own consultants.

Q: Will the technical studies be peer reviewed?

A: There are checks and balances throughout the process for both DP&I and Council. If there are any glaring disagreements with technical information at exhibition stage then there may be an opportunity to have the reports peer reviewed.

Q: How does the cost of infrastructure upgrades impact the cost of development?

A: Cost modelling and economic feasibility will be undertaken towards the end of the traffic and transport study. The cost will have some impact, but that is to be expected.

- Q:** Will there be overpasses and underpasses on major roads for fauna? This is necessary to avoid the creation of isolated wildlife communities.
- A:** We will be consulting with the Roads & Maritime Service on this issue.
- Q:** A funding petition on the upgrade of the lower section of Mona Vale Road is before Parliament. Will the study take any future widening of Mona Vale Road into consideration?
- A:** The widening of Mona Vale Road is the Roads & Maritime Service's responsibility. For the purpose of our assessment we will assume 2 lanes in either direction.
- Q:** Has there been any consideration of the needs of pedestrians, bikes and horses, perhaps a separate path which will enable them to travel parallel to the roadway?
- A:** A road reserve is part of the scope of our assessment and we will be looking at what has been successful elsewhere.

Mr Philip Graus & Mr Ian Connolly - Cox Richardson:
(Masterplanning)
&
Mr Paul Kohn & Dr Richard Lamb - Place Design Group:
(landscape assessment and visual analysis)

The masterplanning process overlays existing information from technical consultants and provides a visual representation in the form of an Indicative Layout Plan. Visual assessment will analyse visual presence / exposure.

- Q:** It has been reported that Mirvac and Sunland are undertaking a masterplanning process as well. Is there any overlap with the PWG – will you work with them?
- A:** Sunland and Mirvac are landowners in the investigation area. They will be consulted along with all landowners.
- Q:** Is Council happy with the process so far?
- A:** **Cr Hegarty:** From the Councillors point of view yes, we only have one chance to get the process right so it is important we take our time to get the best outcome.

Andrew Pigott: We are a little behind, but the original timeline was always ambitious, and it has given us more time for meaningful community engagement. Communication could always be better, but we are happy with the steps being taken to open it up via the website and through providing information as it becomes available.

In general, some landowners are keen to move it along but we need to get it right in the planning stages. There is a process and it is important to get everyone's views to make sure it is as right as it can be. There are lots of opportunities for everyone to have their say throughout the process, and it is a great opportunity for us all to have input into this to ensure the best outcomes for everyone.

- Q:** The sustainability workshops at the last ICRG Meeting were a very positive start. Has there been any further discussion with the Green Building Council of Australia (GBCA)?
- A:** Ms Liza Cordoba advised that Council met with the GBCA recently regarding the Green Star sustainability rating tool. Council, UrbanGrowth and the DP&I will be considering this further in the New Year.
- Q:** How are infrastructure upgrades provided in line with development? It seems the timing is relative, for example if Roads & Maritime agree to a Mona Vale Road upgrade but the actual work is not done in a timely manner, then you have the development prior to the necessary infrastructure.

A: A very important part of the process is looking at the overall infrastructure requirements and creating an Infrastructure Delivery Plan which will influence masterplanning and development costing across the board. We don't have the answers yet.

Q: When can the PWG present views on financial viability to the community?

A: There was a point made earlier where it was acknowledged that we had to go through the various investigations before we could analyse the potential for housing density versus the amount of infrastructure available and / or the cost effectiveness of major infrastructure projects. It is a dynamic process and we cannot give you a straight answer at this stage. As soon as we have some ballpark figures we will bring them to the ICRG, but it is doubtful that will be before the workshops scheduled for March 2014.

6.0 General Business

6.1 Address to Terrey Hills Progress Association by Mr Rob Stokes, MP (Pittwater)

It was reported that in a recent address to the Terrey Hills Progress Association, Mr Stokes quoted specific outcomes in relation to the Ingleside land release, including the number of homes planned and other details on growth in the area, giving the impression that the NSW State Government has already decided the Ingleside land release masterplan.

DP&I and Council staff assured members that nothing had been decided as yet. Mr Pigott advised that from the information quoted it would appear that Mr Stokes had based his address on old reports relating to the North East Regional Strategy, such as the Preliminary Scoping Report of 2009. The numbers quoted in that report were identified at the time as being subject to further investigation, and the current masterplanning process is that further investigation. There are a number of old studies in the public domain. Some of those documents are being considered now within the gap analysis / Masterplan.

A member reported that he had contacted Mr Stokes, who confirmed that the numbers were based on old reports. Nevertheless, it was a matter of some concern to members that there were inconsistencies in the information being supplied to the community. In the interests of promoting clear and accurate communications regarding the Ingleside land release, the following reference point was unanimously agreed:

REFERENCE POINT:

1. That Council Officers seek clarification from Mr Stokes concerning his comments and his understanding of the current status of the Ingleside Land Release.
2. That Mr Stokes be invited to attend the next meeting of the Ingleside Community Reference Group.

(Mr Dick Clarke / Ms Anne Jeffrey)

6.2 Roads & Other Infrastructure:

- Q:** The road infrastructure needs to be in place prior to any more development in the region. The congestion at key intersections is already at breaking point. How will this be addressed?
- A:** The high level of sensitivity at key intersections is well identified. A number of intersections already showing strain and the impact of further development will form part of the assessment. Even assuming Mona Vale Road is upgraded, there will still be constraints at certain intersections. This will be taken into account during the planning process.

In terms of overall infrastructure, the various agencies will collaborate when planning the releases of precincts. The DP&I has procedures in place to align the various agencies, and the attitude of the current State Government appears to be about providing infrastructure where and when it is needed. The various infrastructure providers will be extensively consulted throughout the process, and consideration would be given to having them present to the ICRG a bit further down the track. The PWG will be meeting with all utility providers as soon the Engineering consultant is appointed.

6.3 Minutes of PCG Meetings

- Q:** The ICRG members need to know the outcomes from the PCG Meetings. Are we going to be provided with copies of the minutes?
- A:** This request was brought to the PCG at its last meeting. The decision was taken to make the Agenda and Minutes of the PCG available to the public. They will be posted on the Ingleside website when the Minutes are confirmed.

7.0 Proposed Meetings Schedule 2014

Meetings in 2014 will be scheduled every two months and / or in accordance with the Ingleside Precinct Planning Project milestones.

Some members advised that they would prefer to meet more frequently and monthly meetings were suggested. The technical advisors and consultants advised that they would require some flexibility on the meetings schedule, but it was likely that meetings would be held more frequently and that they would often take the form of workshops.

Note:

1. The Chair thanked all the Consultants for their presentations.
2. The Chair thanked Pittwater Council staff, Committee Members and Observers for their attendance and contributions throughout the meeting.
3. The Chair wished all those present a safe and happy holiday.

**THERE BEING NO FURTHER BUSINESS THE MEETING
OF THE INGLESIDE COMMUNITY REFERENCE GROUP
CONCLUDED AT 6.20PM ON WEDNESDAY 11 DECEMBER 2013**