



Agenda

Ingleside Community Reference Group

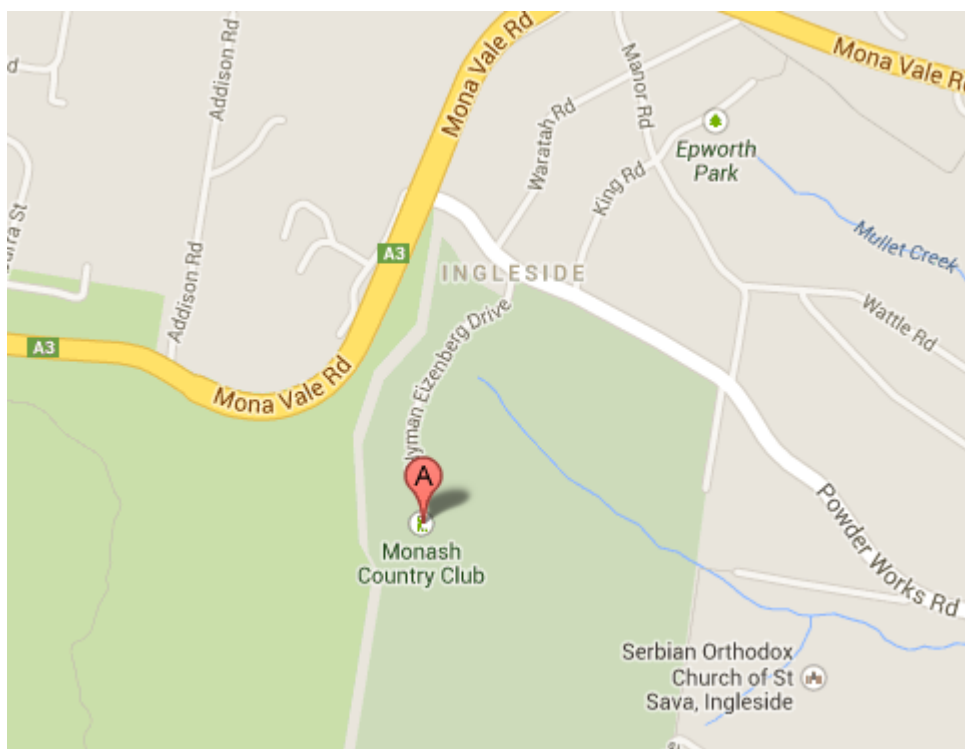
Notice is hereby given that an Ingleside Community Reference Group meeting of Pittwater Council will be held in the Conference Room, Monash Country Club, Powderworks Road, Ingleside on

11 December 2013

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 Lee Mulvey, Project Manager, DP&I

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 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
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

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 30 October 2013. The Minutes were endorsed by Council at the meeting on 18 November 2013. A copy of the Council Report and the resulting Minute Item are attached at Appendix 1 to this Agenda.

4.0 Issues Arising from Last Meeting

4.1 Minister's Letter of Support

Mr Lee Mulvey to advise on progress.

4.2 Sustainable Development Outcomes

At the ICRG meeting of 30 October 2013, members undertook a workshop task to provide feedback on sustainable outcomes that they wished to see included in the future Ingleside.

Council staff, having reviewed the outcomes, saw key themes in the list of outcomes. These themes are similar to Council's Sustainability Assessment criteria (typically found in reports to Council and has been replicated below in blue text) namely:

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 in Council's resolution of 18 February 2013, when the Council agreed to participate in the Precinct Planning Process, have also 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.

RECOMMENDATION

Input from the broader community be sought on the key themes and list, and outcomes of this broader consultation be reported to a future ICRG meeting.

5.0 Business Arising

5.1 Presentation of the Discussion Paper

Mr Lee Mulvey will introduce this item. The Discussion Paper informs on the progress of the consultant studies to date and identifies what is to be done in coming months.

The following key consultants will present their role in the process:

- Philip Graus and Ian Connolly of Cox Richardson – masterplanning
- Paul Kohn of PLACE and Dr Richard Lamb - landscape assessment and visual analysis
- Dr Steven Ward of EcoLogical – biodiversity, riparian corridor and bushfire assessment
- Dan Riley of AECOM – traffic and transport, noise and vibration

The key consultants will also answer questions from members.

6.0 General Business

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.



MINUTE ITEM

C12.4	Minutes of the Ingleside Community Reference Group Meeting held on 30 October 2013
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Meeting: Sustainable Towns & Villages Committee

Date: 18 November 2013

COMMITTEE RECOMMENDATION

That the Minutes of the Ingleside Community Reference Group meeting of 30 October 2013 be noted.

(Cr Townsend / Cr Millar)

C12.4	Minutes of the Ingleside Community Reference Group Meeting held on 30 October 2013
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Meeting: Sustainable Towns & Villages Committee

Date: 18 November 2013

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 30 October 2013 (refer **Attachment 1**).

1.0 BACKGROUND

- 1.1 The Ingleside Community Reference Group was established by Council to provide a forum for discussion between Council, the Ingleside Project Control Group and Precinct Working Group (comprising officers from the Department of Planning and 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.
- 1.2 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 Probity Advisor attended the meeting to advise members on current best practice in relation to pecuniary interests declarations and ongoing conflicts of interest.
- 2.2 It was confirmed that issues presented by the Community Reference Group will be forwarded to the next meetings of the Precinct Working Group and Project Control Group as they occur and the decisions regarding the issues are communicated to the next available Community Reference Group meeting.

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, 30 October 2013.

RECOMMENDATION

That the Minutes of the Ingleside Community Reference Group meeting of 30 October 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

30 October 2013

Commencing at 4:04pm



Attendance:

Cr Julie Hegarty, Chairperson
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
Mr Antony Edye, 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 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
Mr Lee Mulvey, Project Manager, DP&I
Mr Vic Baueris, Probity Advisor
Mr Andrew Pigott, Manager, Environmental Planning & Community
Ms Liza Cordoba, Principal Officer – Land Release
Ms Tija Stagni, Senior Strategic Planner – Land Release
Mr Robbie Platt, Assistant Strategic Planner – Land Release
Ms Anja Ralph, Strategic Planner – Land Release
Ms Jane Mulroney, Principal Officer - Community Engagement
Ms Pamela Tasker, Minute Secretary / Administration Officer

Observers:

Mr Peter Jobson, GLN Planning
Mr Nick Chandler, UrbanGrowth NSW
Mr Michael Wiles, DP&I
Mr Dennis White, Wirreanda Valley Residents Association
Ms Margaret Makin, Bayview–Church Point Residents Association
Mr Harry Groves

Ingleside Community Reference Group Meeting

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1.0 Apologies

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

- Ms Linda Haefeli, Climate Action Pittwater
- Mr Chris Hornsby, Warriewood Valley Residents Association

Notes:

1. Mr Antony Edye attended as alternative representative on behalf of Climate Action Pittwater.
2. Ms Lynne Czinner attended as alternative representative on behalf of the Warriewood Valley Residents Association.

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

Ms Roberta Conroy, delegate for the Bayview-Church Point Residents Association, declared a less than significant non-pecuniary interest. The reason given by Ms Conroy was:

"I live at 24 Kennedy Place Bayview, next to Ingleside (potential pecuniary interest)."

Notes:

1. Mr Vic Baueris, Probity Advisor, has advised members that it is necessary to declare any pecuniary or potential conflicts of interest at the outset so that other members are aware. Thereafter, Mr Baueris suggested a procedure whereby at the start of each meeting the Chair asks members 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 it would be advisable for that member to absent themselves from all relevant discussion.
2. Ms Conroy's declaration was required as she was not present at the inaugural meeting on 25 September 2013.
3. Ms Anja Ralph and Ms Jacqui Marlow declared in the interests of full disclosure that they were mother and daughter. On the advice of the Probity Advisor no further action was required in this regard and no potential conflicts of interest, now or in the future, were foreseen.

3.0 Confirmation of Minutes

REFERENCE GROUP RECOMMENDATION

That the Minutes of the Ingleside Reference Group Meeting held on 25 September 2013, copies of which were circulated to all Reference Group Members, be and are hereby confirmed as a true and accurate record of the proceedings of that meeting.

(David Palmer / John Simmonds)

4.0 Issues Arising from Last Meeting

4.1 Probity Issues

4.1.1 Declaration forms concerning Pecuniary Interests arising at the last meeting have been circulated and received.

4.1.2 Mr Baueris has been appointed Probity Advisor.

4.2 Minister's Letter of Support

Mr Mulvey advised that this letter was being drafted by DP&I staff and a copy of the letter should be available in time for the next meeting.

5.0 Business Arising

5.1 Request for presentation on water and sewerage strategies

A request was received from the members representing the Bayview–Church Point Residents Association asking that the Reference Group consider Sydney Water's strategies and priorities for the Ingleside area.

Members were advised state and servicing agencies will be consulted during the precinct planning process and that preliminary discussions with Sydney Water had already taken place. When finalised, the report by Sydney Water would be presented to the ICRG members and be released to the public and Ms Cordoba advised that an address by a Sydney Water representative to the group could be scheduled for a future meeting. However, given that talks are still in the very early stages it was felt that consideration of the water and sewerage strategies was premature.

In response to a question concerning the benefits of involving private water providers, Mr Mulvey advised that this had been included in the consultant's brief.

Council considered a report concerning proposed coal seam gas exploration exclusion zones at the meeting on 21 October 2013. The amended Mining SEPP document identified other potential residential growth areas in which coal seam gas development would be prohibited, but the Ingleside land release precinct was not included on that list. Council has forwarded a submission to the DP&I requesting inclusion of the Ingleside area as a "future residential growth area" and thus excluded from all future coal seam gas development, but no response has yet been received. Mr Lee Mulvey to follow up with the DP&I and report back to the group.

5.4 Role of Probity Advisor in the Process

Mr Vic Baueris, Probity Advisor, addressed the meeting on the role of the Probity Advisor. This address included a PowerPoint presentation, a copy of which is attached to these Minutes (at Appendix 1).

Pecuniary Interest Declarations:

Firstly, any land owner within or adjoining the land release area has a pecuniary interest. Property values may increase or decrease as a direct result of any ICRG recommendations should such recommendations be adopted within the precinct planning process. That being said, however, it should also be noted that the ICRG is not a decision making body. Members are appointed specifically because of their special interest and knowledge of the area.

It is necessary that any pecuniary or potential conflict of interest is declared so that other members are aware. It was suggested that once all initial declarations were made, at the start of each meeting the Chair asks members to declare if any change has occurred, or if any items under discussion are specific to that member's pecuniary interests. For instance, if the meeting is specifically dealing with your property, or the property of a family member or employer, etc., it would be advisable to declare an interest and remove yourself from the discussion.

5.2 Sustainability Principles guiding the Precinct Planning Process

Ms Anja Ralph (Strategic Planner Land Release) addressed the meeting regarding how sustainability principles, particularly the triple bottom line, are being embedded in the Precinct Planning investigations for Ingleside. The second reading in the NSW Upper House of the NSW Planning Bill 2013 has just occurred. In that Bill the definition of sustainable development clearly identifies that all social, environmental and economic factors are considered. Discussions included how sustainability principles are embedded in Pittwater Council's *Pittwater 2025*, and applied through the five key strategies enabling consideration of the sustainable aspects of development.

A workshop was then held. Three groups were formed and the observers were also invited to participate.

Purpose of the workshop

1. Identify the triple bottom line outcomes for Ingleside.
2. Identify the processes/actions to be undertaken during the planning investigation in order for the outcomes identified in No.1 above to be realised.

Notes from the workshop session are as follows:

1. Outcomes

- Appropriately manage waste water.
- Include water sensitive urban design principles.
- Integrate services underground.
- Development to be Zero emission/Zero waste/Zero impact.
- Improve existing and protect biodiversity and threatened species.
- Include connectivity of habitat for fauna and flora.
- Include adequate local provision of social and economic infrastructure (retail, corner shops, education, employment, healthcare facility, childcare etc).
- Provide opportunities for home and small business. Consider opportunities for incubation.
- Include neighbourhood focus/centres/open space (including playfields, community gardens).
- Low car dependence through provision of local walking and cycle networks.
- Include and improve access to public transport and community bus services.
- Consider the impact from and on Mona Vale Rd.
- Achieve a diverse range of housing types that meet the need of a range of household types.
- Provide affordable housing.
- Provide and locate housing types responsive to natural environment constraints.
- Maintain rural character of locality.
- Include bushfire protection.

2. Processes/Actions

- Prioritise pedestrians and cyclists through provision of interconnected network, thereby improving accessibility.
- Consider energy and water use, waste management, renewable resources in planning or infrastructure, including the long term costs of these provisions.
- Investigate ways to ensure the final development provides affordable housing.
- Consider the built environment to encompass sustainable design excellence, and economic viability.
- Investigate best practices for 'zero' impact housing outcomes and provide benchmark for the Ingleside Precinct Plan.
- Plan for protection of bushland corridors and protect biodiversity.
- Investigate the provision of habitat corridors and connectivity across major roads, alongside investigation of innovative funding options including ownership and governance for the environmental corridors (eg sponsorship by corporations).
- Identify constraints/opportunities of areas for housing diversity (and densities) and areas that will not sustain additional development – may occur through a masterplan design competition.
- Investigate and coordinate a staged upgrade of infrastructure.
- Investigate best practices for the integration/provision of open space and communal facilities.
- Investigate best practices for the integration/provision of retail and employment opportunities.

Recommendation

Council staff recommend that the sustainable outcomes and processes be reviewed and considered by the Precinct Working Group and, in turn, the Project Control Group for their consideration and inclusion in future actions.

5.3 Consultant Studies and Next Step

Proceedings in Brief

Mr Mulvey addressed the meeting on this item:

1. Probity Advisor

Mr Vic Baueris has already been appointed.

Scope of works: to oversee probity and governance issues, including audit of process, from probity perspective through the preparation and implementation of Probity Plan

2. Master Planning

A number of architects are currently under consideration.

Scope of works: to prepare an Indicative Layout Plan and development requirements to inform future development.

3. Land Capability, Contamination & Salinity Assessment

4. Biodiversity, Riparian Corridors & Bushfire Assessment

Eco Logical Australia has been briefed – the three aspects will be rolled into one study.

5. Water Cycle Management & Flooding Analysis

To include a study of stormwater flooding.

6. Transport & Traffic - Noise & Vibration Assessments

To include a study of the effects of noise and vibration on road surfaces.

7. Indigenous Heritage

8. Non-Indigenous Heritage

9. Employment & Retail and Economic Viability Assessment

To include a study of the ratios of commercial to residential development.

10. Infrastructure Delivery

It was hoped that consultants would be appointed in time for the December meeting and members will be updated then. In response to a request for access to the briefs provided to Consultants, Mr Mulvey undertook to check if there was any confidentiality issue. Once cleared with the Executive this information would hopefully be available for members by the next meeting. It was agreed that it was only logical that members should be aware of the Scope of Works as the ICRG recommendations inform the process.

Mr Mulvey agreed that the Urban Design competition was a good idea, however the process of engaging consultants in this instance is already well progressed.

It was suggested that there would be value in briefing a number of architects on the Master-planning stage so as to have the widest choice of concepts possible. Mr Mulvey advised that the scope of work on the Integrated Layout Plan is now out to consultants. They have been asked to look at a number of issues, mostly generic in nature as a broad overview is being sought at this stage. This is essential background work and it should take a few months. The broad overview will be brought to the ICRG for further refinement and input, so preferred outcomes will be the focus of the December 2013 workshop, probably another workshop in February 2014 and the meeting in April 2014.

The workshops in December 2013 and (tentatively) February 2014 will bring together Reference Group Members, landowners and the wider community. The various Consultant Reports should be available for discussion at the April 2014 ICRG Meeting. Consultant Reports should be available to all landowners.

Members requested a calendar showing PWG and PCG Meetings and rough agendas for each meeting, thus enabling the ICRG to have input prior to meetings. Mr Mulvey advised that the PCG and PWG Meetings have a standing item for issues raised by the ICRG.

Members reiterated that they needed to see the Minutes of those meetings detailing the consideration of their recommendations and any resulting actions and outcomes. Mr Mulvey undertook to discuss this with the PCG, but felt that there may be confidentiality considerations regarding some of the matters discussed, so it may not be possible to share everything with ICRG Members. In any case there have been no PWG or PCG meetings in the interim (between ICRG meetings). There are meetings scheduled in November and Mr Mulvey will raise this issue and report back with a decision at the ICRG 11 December 2013 meeting.

Both Mr Mulvey and Mr Pigott stressed that it has always been the intention that all information considered would be made available to ICRG Members unless there were specific confidentiality issues. Confidentiality will for the most part only be a consideration at the very early development stage of the Precinct Planning Process. Once the draft Indicative Layout Plan was tabled there should be no further issues and all information could be made available to the ICRG. It is anticipated that the Masterplan will go on public exhibition mid 2014.

It was confirmed that as a first step, consultants would be required to undertake a gap analysis so that all previous studies would be considered for their currency.

The fragmentation of the various Ingleside communities was acknowledged as being problematic. There is no consensus on preferred outcomes and a lack of communication across the different groups. There is a need for more consultation with the greater community prior to finalising the Masterplan so that diverse community attitudes are taken into account.

Mr Mulvey stressed that the planning process would remain very fluid, that flexibility is the key to getting the best outcome across the board. Variations to contract are an inherent part of the planning process and it was anticipated that this exercise would not be any different.

6.0 General Business

Sunland & Mirvac:

It was reported in the Financial Review that Sunland has purchased a 6.09 hectare parcel in Ingleside in September, and Mirvac has optioned more than 10 hectares in the Wilga-Wilson site. It is understood Sunland and Mirvac are working together to assist in developing the Masterplan for the area. Mr Glen Ilic has forwarded all reports onto Mr Mulvey at the DoPI.

Bio-Diversity:

Concerns were raised that development on both sides of Mona Vale Road and Wirreanda will impact on McCarrs Creek, and the Wilga-Wilson development will impact on Deep Creek. It was suggested that consultation with both National Parks and Warringah Council should be undertaken to mitigate any negative effects on bio-diversity. Mr Mulvey advised that National Parks & Wildlife would most definitely be consulted, and that this would be extended to Warringah Council if any potential impact was identified.

7.0 Next Meeting

The next meeting of the Ingleside Community Reference Group is scheduled to be held on Wednesday, 11 December, 2013 commencing at 4.00pm. This meeting will take the form of a workshop. Venue to be advised.

**THERE BEING NO FURTHER BUSINESS THE MEETING
OF THE INGLESIDE COMMUNITY REFERENCE GROUP
CONCLUDED AT 6.17PM ON WEDNESDAY 30 OCTOBER 2013.**