



# Minutes

## Ingleside Community Reference Group

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

***11 December 2013***

Commencing at 4:03pm

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**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.

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## 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.

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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 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)

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## **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.

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#### **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)

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## **5.0 Business Arising**

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### **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.

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## **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:

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#### **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.

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## **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**