



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.**

Ingleside Precinct Probity Adviser

- Vic Baueris, Procure Group Pty Ltd
- vbaueris@procuregroup.com.au
- Ph: 0401 443 507

Role of the probity adviser

- Prepare probity plan, including probity risk assessment
- Provide advice on probity issues as they arise
- Consider complaints related to probity
- Conduct review of compliance with probity plan
- Provide probity report at key stages

Probity issues

- Conflict of roles for State Government agencies – UrbanGrowth NSW, Office of State Lands
- Conflict of roles for Pittwater Council as a landowner in the Precinct
- Ensuring a transparent, impartial process

Community Reference Group

- Code of conduct
- Terms of reference
- Pecuniary and other interests
- Confidentiality and access to information

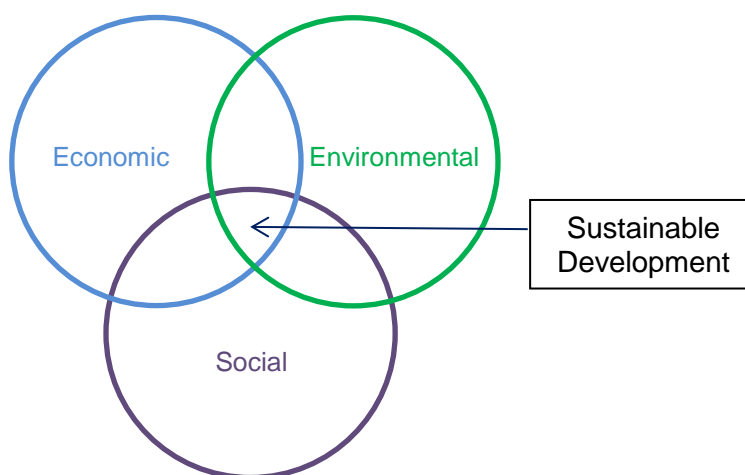


Ingleside Community Reference Group Meeting- 30 October 2013

Agenda Item 5.2- Sustainability Principles guiding the Precinct Planning Process - Hand out

Overarching legislation that requires consideration of Sustainable Development

- Objective - To promote sustainable development.
- Bruntland Definition -
*“development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. Sustainable development is achieved by the integration of relevant **economic, environmental and social** considerations in decision-making about planning and development.”*



Precinct Planning Process

- Evidence based planning investigation into the precinct development parameters.
- A process which takes into consideration the triple bottom line aspects.

Pittwater Councils Community Strategic Plan - Pittwater 2025

- Outlines the communities' desires and aspirations.
- Guiding principle = sustainability.
- To achieve sustainability the 5 key directions need to be taken into consideration when making decisions.
- 5 key directions
 - Support and connect our community
 - Value and care for our natural environment
 - Enhance our working and learning
 - Integrate the built environment
 - Leading an effective and collaborative Council.

Workshop

Aim

To identify sustainable processes that are to be undertaken as part of the Precinct Planning Process.

1. Break into three groups. Each group will include a Pittwater Council Land Release Team member. Please also ensure that a person who is familiar with sustainable development is included in each group.
2. Under each Key Direction identify sustainable **processes** that you would like to see occur during the Precinct Planning Process for the Ingleside Release Area. Ensure that each process identified includes the triple bottom line aspects of sustainable development.
3. Use the highlighters to identify each triple bottom line aspect of your proposed process eg. Green for Environment, Yellow for Social and Blue for Economic.

For example:

Under Key Direction 2 – Value and care for our natural environment.

Action- Value the sites attributes by preserving ecosystems, protecting biodiversity, air and water and conserve heritage, and consider how this is integrated in the new community and continue to be financially viable development that is affordable for the end-purchasers.

Action inclusive of the identification of the process and the triple bottom line aspects.

Value the sites attributes by **preserving ecosystems, protecting biodiversity, air and water** and conserve heritage, and **consider** how this is **integrated in the new community** and continue to be **financially viable development** that is **affordable** for the end-purchasers.

 = Process
 = Environment
 = Social
 = Economic

Note- For it to be sustainable it is ideal to include all three aspects of sustainability i.e. environment, social and economic.

4. Prior to the end of the workshop we will regroup and present the findings of each group.