

**INGLESIDE PRECINCT PLAN
PROJECT CONTROL GROUP MEETING
MEETING NOTES**

Location: Pittwater Council – Vuko Place, Warriewood

Date: 10:15am – 11:35am, Thursday 12 September 2013

Attendees: Department of Planning & Infrastructure: Paul Robilliard, Lee Mulvey, Nikki Ward

UrbanGrowth NSW: Stuart McCowan, Keiran Wallington, Nicholas Chandler

Pittwater Council: Liza Cordoba, Andrew Pigott

Apologies: NIL

Distribution: As above

ITEM	BUSINESS	ACTION
1.	Minutes of previous meeting	
	<ul style="list-style-type: none"> Minutes of the 15 July 2013 PCG meeting were endorsed. 	
2.	Declarations of Interest	
	<ul style="list-style-type: none"> Nil 	
3.	Program update	
	<ul style="list-style-type: none"> A Draft Program with milestone dates was presented. PWG aim to have the final version of the program ready for endorsement at the next PCG meeting, a condensed version of which will be uploaded to the web site once key consultants are on board. The first community consultation sessions will be to provide information on what work has progressed and information available at the time in conjunction with preliminary mapping and an initial discussion paper. Landowners/community members will be advised that work is still in progress. UrbanGrowth NSW to procure Infrastructure Services and Development Feasibility contractors for technical advice on the project. Suggested approach for the Development Feasibility studies will be to look at: <ul style="list-style-type: none"> Mapping (high/medium/low density areas); Viability and key triggers based on examples in other precincts; Financial modelling. UrbanGrowth NSW to circulate Engineering brief and the Development Feasibility brief to PCG for comment. Need to procure Probity Advisor urgently. Probity advisor to then meet with DP&I, Council and UrbanGrowth NSW separately to 	<p>NC</p> <p>LM</p>

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	<ul style="list-style-type: none"> develop a Probity Plan. • LM met with Office of Strategic Lands (OSL) representatives on Tuesday 10 September to provide an update on the community information sessions, budget and contractor engagement status. LM to meet with the Department's Office of Strategic Lands (OSL) on a regular basis (every 1-2 months). • OSL to be invited to send a representative to Enquiry By Design sessions. • Development Feasibility contractor is to do early work on retail and urban design studies. • The second round of consultations with landowners/community members will provide additional information from technical studies. It is anticipated these sessions will be held in late March, early April 2014. Biodiversity studies may be incomplete at this stage if 3-4 months of fieldwork is required. • Agency working groups are to be formed to discuss State government issues pertaining to the project. • PWG to meet with the Office of Environment & Heritage (OEH) separately in the next few weeks. 	<p>LM</p> <p>LM</p> <p>LM</p>
4.	Landowner information sessions	
	<ul style="list-style-type: none"> • 172 people attended the two landowner information sessions on 24 August and 27 August 2013. Feedback indicated there was an almost even split between support and opposition to development in the precinct. • Landowners sought clarification on the roles of Government Agencies in the project. • Representatives from the Elanora School will be speaking with the Department of Education and Communities during the precinct planning process as the school land cannot be expanded but capacity need to grow. • DP&I will brief the Minister soon to assure certainty of planning going ahead for the precinct. Noted that the Minister has previously written to Council to confirm the Government's commitment to planning for Ingleside. • DP&I and UrbanGrowth NSW to share information on any briefs going to the Minister for consistency. 	
5.	Community Reference Group	
	<ul style="list-style-type: none"> • Expressions of Interest for membership to the Community Reference Group close this Friday 13 September 2013. The Panel will select members next week. • A Councillor from Pittwater Council will chair the Reference Group meetings. • Councillors in affected Wards are to be invited to the first meeting on 25 September 2013. Matters to be discussed at this meeting will include: <ul style="list-style-type: none"> – Introductions; – The role of members; – Induction, including code of conduct; – Probity matters; – Project issues; – Stages at which the Reference Group will be providing input. • Induction will include providing a summary of the project and 	

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advice to look at the Ingleside web site (via Council's web site) for information presented at the landowner information sessions. Information packages will also be sent to Reference Group members.

- PCG to be advised on any further recommended Agenda items.

6. **Agency consultation update**

- UrbanGrowth NSW and DP&I met with Sydney Water to discuss the progress to date on the planning process. Sydney Water has allocated a budget to look at infrastructure servicing. Initial strategy overview indicates:
 - Land owned in the Wilga Wilson area will feed off existing capacity from adjacent services;
 - Servicing of the area in the north of the precinct will present challenges;
 - Servicing strategy for the escarpment area will be dependent on proposed yields and density.
- Sydney Water don't want to start detailed design till there is some certainty on yields, with the more detailed planning stage to commence in 2014-15.
- Roads & Maritime Services (RMS) have a preferred option report for the western section of Mona Vale Road (relative to Ingleside) on exhibition. RMS currently has no funding as yet to start the road upgrade.
- DP&I are in discussions with RMS to see how the Precinct Planning process can help with upgrade of the eastern section of Mona Vale Road.

7. **Other Matters**

- Error in Precinct Plan (point 3.2) - information to be re-inserted.
- Council Project Co-ordinator contract is currently being processed by the Department's Procurement Team.

Next Meeting

The next meeting will be held on: 14 November 2013