

**Minutes of Meeting 24 August 2013**  
**@ Mona Vale Memorial Hall**  
***Ingleside Community Information Session***

Attendees:		
Department of Planning and infrastructure	Elizabeth Kinkade	Acting Executive Director Housing and Employment Delivery
	Paul Robilliard	Acting Director - Greenfield Delivery
	Lee Mulvey	Precinct Project Manager
Pittwater Council	Liza Cordoba	Principal Officer Land Release
	Steve Evans	Director – Environmental planning and Community
	Andrew Pigott	Acting Manager – Planning and Assessment
	Jane Mulrone	Principal Officer Community Engagement
	Tija Stagni	Land Release Planner
	Robbie Platt	Assistant Planner Land Release
UrbanGrowth NSW	Keiran Wallington	Development Director

<b>Matters raised</b>	
Elizabeth Kinkade	Welcome.
Mayor Townsend	<ul style="list-style-type: none"> <li>- Acknowledgement of the traditional owners of the land, the Guringai people.</li> <li>- Welcome to the community, Council staff, Department staff and Councillors.</li> <li>- History of Ingleside investigations, Warriewood Valley background and discussions between Council, the Department, the local MP and the Minister.</li> <li>- In February 2013 Council agreed to participate in the precinct planning process for Ingleside.</li> <li>- In August 2013 Council endorsed the Project Plan and the Community Participation Plan.</li> <li>- Any development in Ingleside must embrace sustainability principles, acknowledge natural hazards and adequate provision of infrastructure.</li> <li>- There are opportunities to ask questions at the end of today's presentation and an opportunity to be involved in the Community Reference Group which is being established.</li> </ul>
Elizabeth Kinkade	<ul style="list-style-type: none"> <li>- There is a strong working relationship between the Department, Council and UrbanGrowth NSW.</li> <li>- There are opportunities for the community to provide input to the process prior to a plan being put on exhibition.</li> </ul>
	<b>Presentation</b>
Paul Robilliard	- The purpose of the meeting today meeting is to inform landowners of the precinct planning process and to start dialogue.

	<ul style="list-style-type: none"> <li>- The precinct planning process was primarily focused on the north west and south west growth centres.</li> <li>- Ingleside is a different precinct to the others that make up the growth centres.</li> <li>- The process will take between 18 and 24 months.</li> <li>- The draft Metro Strategy was recently on exhibition.</li> <li>- The northern subregion in the Sydney Metro Plan identifies Ingleside as a naturally significant area.</li> <li>- The Sydney Metro Strategy identifies that by 2012 approximately 1900 new homes will be required in the northern subregion and by 2031 3700 new homes will be required. Some of this growth may be achieved in Ingleside.</li> <li>- The White Paper introduces a new approach to community participation in the planning process. This is going to be implemented in the precinct planning process.</li> <li>- The transition to the planning system will be managed throughout this process.</li> </ul>
<p>Lee Mulvey</p>	<ul style="list-style-type: none"> <li>- The precinct planning process was developed for the growth centres and there is a strong focus on the partnership between the three project partners.</li> <li>- The process will lead to new planning controls in Ingleside to allow a form of urban development to occur.</li> <li>- It's an evidence based process. Many technical studies investigating the suitability of land will inform the outcomes.</li> <li>- Infrastructure provision is recognised as being a crucial component of any land release.</li> <li>- Key outcomes of the process include an indicative layout plan similar to a Masterplan identifying area of different zonings, roads, parks etc., a Section 94 Plan and a DCP for Ingleside.</li> <li>- The Project Plan is available on the website and sets out the responsibilities and roles of the project partners.</li> <li>- The Project Working Group (PWG) is made up of officers from all three project partners and is in charge of the day to day running of the process.</li> <li>- Reports from the PWG are sent to the Project Control Group (PCG) which is made up of the executive staff from the three project partners. The PCG is the decision making body.</li> <li>- UrbanGrowth NSW is not a land owner or developer in Ingleside and is responsible for providing advice to the PWG and the PCG.</li> </ul>
<p>Liza Cordoba</p>	<ul style="list-style-type: none"> <li>- Liza is the Council project coordinator and Council's voice representing the local interest of the broader community. She will acts as a conduit between Council and the State Government.</li> <li>- A community Reference Group is being established to create two way conversations between the community and the PWG. The reference group will be informed of options for Ingleside as they are developed in order to facilitate meaningful feedback.</li> <li>- The criteria for the Ingleside reference group is on the website.</li> <li>- Expressions of interest for the reference group are now open and will close on 13 September.</li> <li>- There are currently two registered community groups in Ingleside. Any unregistered community groups are encouraged to register with Council in order to apply for a</li> </ul>

	<p>place in the reference group.</p> <ul style="list-style-type: none"> <li>- First meeting of the reference group is on 25 September.</li> </ul>
Lee Mulvey	<ul style="list-style-type: none"> <li>- Community consultation will be a key part of the process. Elements of community consultation will include a dedicated website, enquiry by design workshop sessions, regular newsletters and web updates.</li> <li>- The key time for input is the formal exhibition process which landowners will be informed about via a mail out. The exhibition period is targeted for mid-2014 running for approximately 4 weeks.</li> <li>- After the exhibition process all submissions will be reviewed and made publically available.</li> <li>- There will be approximately 3-6 months between the first exhibition period and the rezoning of appropriate land.</li> <li>- All landowners are encouraged to complete the forms allowing consultants permission to enter their private land to complete necessary technical studies.</li> <li>- Once rezoning occurs landowners can start to prepare development applications for their land.</li> <li>- Contact details of the Department's Community Relations team are as follows: Phone line – 1300 730 550 Email – <a href="mailto:community@planning.nsw.gov.au">community@planning.nsw.gov.au</a> Website – <a href="http://www.inglesideplanning.com.au">www.inglesideplanning.com.au</a></li> </ul>
	<b>Questions</b>
	What is the total area of land involved and how much of this is owned by the government?
Paul Robilliard	The total area of Ingleside is approximately 700 hectares with around a third of land owned by the state. However all land is looked at equitably regardless of who owns it.
	How many members will be involved in the Community Reference Group?
Liza Cordoba	There will be 15 members in the reference group.
	Who represents the land interest of the state government?
Paul Robilliard	There are various state agencies which own land in Ingleside. These agencies include Crown Lands and National Parks and Wildlife. The agencies will be treated like every other land owner and invited to all information sessions and provided all the same information.
Keiran Wallington	Each government agency will represent their own land or appoint a representative.
	What is the targeted housing number for Ingleside?
Paul Robilliard	There is not a set targeted housing number at this stage in the process. The number will be determined by the process which has just begun. There are many constraints across Ingleside which will need to be investigated.
	What will the estimated land sizes be in Ingleside?

Elizabeth Kinkade	This is not determined yet. Investigations that are currently underway will determine this outcome.
	What will densities be in South Ingleside?
Paul Robilliard	This is not determined yet. Investigations that are currently underway will determine this outcome.
Keiran Wallington	Landcom (now UrbanGrowth NSW) completed a study of publically owned land in Ingleside a few years ago. As only publicly owned land was investigated the outcomes for privately owned land were extrapolated from the results of the publicly owned land. The dwelling numbers used were taken from the Metropolitan Development Plan (MDP) being 3,900 dwellings across all land in the release area.
	Are individuals not part of a community group allowed to be on the Community Reference Group?
Liza Cordoba	Yes members of the community not representing a community group may apply for the reference group. In addition, there will be plenty of opportunities for individual members of the community to be a part of the process.
	How does Council deal with development application that are lodged prior to the completion of the process?
Liza Cordoba	All development application lodged before the completion of the process will be assessed against current controls.
	Is affordable housing the same as housing commission?
Paul Robilliard	No. Affordable housing involves providing a range of housing types to suit people's needs. There are currently no plans to provide public housing in Ingleside.
	Will the rezoning of land involve zonings other than residential?
Paul Robilliard	Land will primarily be zoned for residential development however technical studies will determine if there is demand and opportunities to provide other zonings.
	What will be the breakup of the community reference group?
Liza Cordoba	The reference group will be made up of members of the local community and representatives of registered community groups. The idea of the reference group is to represent the entire Pittwater community. A Pittwater Councillor will chair the group.
	Will the process involve sector development similar to Warriewood Valley?
Paul Robilliard	Not necessarily. The study will investigate all areas of land in Ingleside however it is likely that areas will be developed at different times due to various constraints. The results of the process will determine different outcomes for various areas.
	What range of densities can be expected in Ingleside?
Paul Robilliard	This is not decided yet and will depend on the capability of land and the cost of providing the necessary infrastructure.
	Are you expecting apartment building, single dwellings or something similar to Warriewood Valley?

	At this point in the process there are no set outcomes for housing types. The investigations currently under way will conclude the land capability and infrastructure requirements which will determine housing types.
	How informed are the staff of the PWG and the PCG?
Paul Robilliard	These groups are made up of staff from the Department, Council and UrbanGrowth NSW. Other agencies may be brought into these groups if necessary to provide advice on specific technical issues.
	What will happen if studies show that development is not economically viable?
Paul Robilliard	<ul style="list-style-type: none"> <li>- It is recognised that costs and infrastructure will change over time.</li> <li>- The precinct planning process will determine development and rezoning certainty.</li> <li>- Some areas of Ingleside may not have capacity for urban development. If so these areas may be revisited at a later date. If urban development is not appropriate there may also be an opportunity for rural residential development.</li> </ul>
	If the first stage is an analysis involving technical studies, when will these studies be made available?
Paul Robilliard	All of the studies will be made available during the exhibition period.
	Will this mean that all of the plans have already been decided upon prior to the exhibition period? The studies should be made available to the public as they are finalised by the consultants and before the exhibition period begins.
Paul Robilliard	<ul style="list-style-type: none"> <li>- This is not something that has occurred in the other precincts in the growth centres but it has been indicated that the majority of people at this meeting would like to see this happen.</li> <li>- Plans often change after the exhibition process as a result of submissions received from the public.</li> </ul>
Elizabeth Kinkade	It may be possible to release the consultant's studies prior to the exhibition period. This will be investigated by the Department and discussed at the PWG and PCG.
	Is it possible to access the raw data used by the consultants?
Paul Robilliard	The consultant's reports will include the baseline data.
	Can the precinct planning process be completed quicker than the anticipated 2 years?
Paul Robilliard	<ul style="list-style-type: none"> <li>- All of the project partners will be working as quickly and efficiently as possible.</li> <li>- The timeframes for the project are indicative and may be subject to change.</li> <li>- It is important that investigations are thorough and the process will not be rushed.</li> </ul>
	A show of hands in the meeting indicates that the majority of people would like to see Ingleside developed.
	The above statement is questioned and a show of hands seems to indicate that about half of the attendees at the meeting would not like to see Ingleside developed.
Paul	There have been some questions emailed to staff prior to the meeting however due

Robilliard	to time constraints these questions the corresponding answers will be put on the Ingleside website's Q&A page.
Elizabeth Kinkade	- Thank you for attending. Your interest and feedback is appreciated. - Please pick up a Community Reference Group expression of interest flyer on your way out and please sign the attendance sheet.