

**Minutes of Meeting 27 August 2013**  
**@ Monash Country Club**  
***Ingleside Community Information Session***

Attendees:		
Department of Planning and infrastructure	Elizabeth Kinkade	Acting Director Housing and Employment Delivery
	Paul Robilliard	Acting Director Greenfield Delivery
	Lee Mulvey	Precinct Project Manager
	Anna Pijaca	Community Relations Manager
	Ellen McCormack	
Pittwater Council	Mark Ferguson	General Manager
	Steve Evans	Director – Environmental planning and Community
	Andrew Pigott	Acting Manager – Planning and Assessment
	Liza Cordoba	Principal Officer Land Release
	Jane Mulronev	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 todays 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	<ul style="list-style-type: none"> <li>- The purpose of the meeting today meeting is to inform landowners of the precinct planning process and to start dialogue.</li> <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>
Lee Mulvey	<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 panning 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>
Liza Cordoba	<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> </ul>

	<ul style="list-style-type: none"> <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 place in the reference group.</li> <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>
	Is it possible that you will come to a conclusion that high densities can be supported in Ingleside?
Elizabeth Kinkade	We are going into this process with an open mind with no set densities or dwelling targets. Densities will depend on infrastructure servicing and environmental constraints.
	How does infrastructure provision fit in with the 2 year timeframe?
Paul Robilliard	It is acknowledged that there are significant infrastructure constraints in Ingleside. These will be investigated and dealt with at the same time as planning investigations occur. The PWG works closely with agencies such as Sydney Water and the RMS to achieve appropriate infrastructure outcomes.
	What impact will the proposed Frenchs Forest hospital have on this Ingleside process?
Elizabeth Kinkade	The impacts of the proposed hospital are unknown at this stage in the process. In all planning investigations appropriate discussions will be occurring with the relevant teams working on the hospital project.
	Can you guarantee that the Minister will not refuse the rezoning after all this work is done? How long will development take after rezoning?

Elizabeth Kinkade	The Minister will have the final say in the release of the precincts. We cannot guarantee that he will not refuse the release. However, the PCG and the PWG are working hard to complete an evidence based planning investigation into any Ingleside land release. The Minister is aware of the work that is being completed and is supportive.
Paul Robilliard	Development applications can be lodged once land has been rezoned. It is the responsibility of the landowners and developers to kick start development. Infrastructure provision will need to be rolled out as development occurs. UrbanGrowth has a role in providing advice on infrastructure delivery and funding mechanisms.
	Are you expecting that Ingleside can handle 35,000 homes? If you don't want to develop will Council force you off the land via increased rates?
Paul Robilliard	No. The draft Sydney Metro Strategy has identified that the whole of the North Subregion (Hornsby, Ku-ring-gai, Manly, Pittwater and Warringah) will need to provide approximately 35,000 homes by 2031.
Mark Ferguson	Rates are determined by land value. Therefore if land values rise rates may also increase.
	A similar investigation into Ingleside was stopped in 1994. What guarantee can we get that the Minister won't stop the process again and leave landowners in limbo?
Elizabeth Kinkade	I cannot speak on behalf of the Minister however he is aware of this process and is supportive. The commitment that we can make is that we will complete an evidence based approach to the planning process. We will also prepare a briefing note for the Minister outlining these sessions and the concerns raised.
	Lots of studies have already been completed we are we waiting for more?
Paul Robilliard	Previous studies that have been done are of varying use to this process. UrbanGrowth is completing a gap analysis to determine if the previous studies are relevant and where additional investigations are required. At the previous information session there was a request to make technical studies available prior to the exhibition period. The team will strive to make all studies publicly available as soon as they are finalised. The process will be open and transparent.
	Will consultants honour requests made on the Permission to Enter Private Property form?
Lee Mulvey	You are encouraged to let us know if you if you have any requests for the consultants that may need to enter your land. These requests will be honoured.
	Has this process considered the changes that might occur as part of the White Paper? Will this change the proposed timeframes?
Paul Robilliard	The process has considered the White Paper and there are no plans to change the proposed timeframes. Adjustments may be needed in the future depending on the outcomes of the White Paper but this has not yet been determined.
	Is there a minimum lot size set?
Paul Robilliard	There is no set minimum lot size. We are beginning the precinct planning process which will determine this outcome. There may be varying lot sizes throughout

	Ingleside.
	What will the likely zonings be in Ingleside? Will it be similar to the Pittwater LEP?
Steve Evans	Pittwater is currently transitioning to a standard template LEP and the current zonings will change. You are encouraged to look at the draft LEP on Council's website.
	Will the government be the developers as they own a substantial portion of land?
Paul Robilliard	This is not determined yet. Generally development is completed by private developers. UrbanGrowth has transitioned from the role of a traditional developer to its current focus on development facilitation.
	How will development occur? Will it be a sector by sector approach? Will the government buy land to develop in Ingleside?
Keiran Wallington	The government is unlikely to buy land in Ingleside to develop. UrbanGrowth looks to facilitate development rather than act as the actual developer. Landowners may come together to form a masterplan for their sites or sell to a private developer. It is up to the landowners to decide what forward path to take.
	Planning controls in Warriewood Valley did not bind all developers. Is it possible that a similar thing may happen in Ingleside?
Elizabeth Kinkade	In accordance with the Environmental Planning and Assessment Act any landowner may lodge an application to rezone their land. Council is required to consider these applications however certain development in Warriewood Valley was completed under the now repealed Part 3a legislation.
Mark Ferguson	Thank you all for attending tonight. It is great to see such interest in the precinct planning process. We recognise that there are a range of views on the ideal outcomes for the area. Investigations have just begun and we would like to take the community with us as we undertake an evidence based approach.