



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

**Location:** Pittwater Council, 1 Park St, Mona Vale  
**Date:** 3pm – 5pm, 3 December 2014  
**Attendees:** Department of Planning & Environment: Paul Robilliard, Liz Gonzalez,  
UrbanGrowth NSW: Stuart McCowan,  
Pittwater Council: Steve Evans, Andrew Pigott, Liza Cordoba  
**Apologies:** NIL  
**Distribution:** As above

ITEM	BUSINESS	ACTION
1.	<b>Declarations of Interest</b> <ul style="list-style-type: none"><li>• Nil</li></ul>	
2.	<b>Addressing key issues arising from Community Workshops</b> <ul style="list-style-type: none"><li>• Further land capability assessment to be undertaken by SMEC in relation to conditions in Wirreanda Valley and North Ingleside (north of Cicada Glen Road)</li><li>• Targeted letters to landowners in Wirreanda Valley required to seek permission for SMEC to access properties to undertake geotechnical and soil analysis</li><li>• Cardno to obtain preliminary advice from Sydney Water in relation to sewer augmentation and water servicing from Minkara reservoir</li><li>• Further scrutiny to ascertain ownership of all areas shaded 'green' on draft Structure Plan</li></ul>	
3.	<b>Affordable Housing</b> <ul style="list-style-type: none"><li>• SGS to model the likely impacts of affordable housing provision on development feasibility.</li></ul>	
4.	<b>Council comments on draft Structure Plan</b> <ul style="list-style-type: none"><li>• PCG noted receipt of Council Team comments to the Draft Structure Plan – being considered by PWG and consultant team.</li><li>• For further investigation - the mechanism of implementation (experience in Growth Centres &amp; beyond) in terms of land fragmentation and opportunities to aggregate lots for development; implementation/interpretation of indicative road and lot layout plan; staged rezoning (managing Planning Proposals for</li></ul>	

later stages if lodged before sequence).

**5. Minimum lot size for Wirreanda Valley and Bayview sub-precinct**

- Further land capability assessment to be undertaken by SMEC, ahead of determining minimum lot size requirements for future subdivision opportunity
- For purposes of infrastructure/servicing feasibility only, assume 4,000m<sup>2</sup> and then review following outcome of land capability assessment.

**6. Community Consultation during public exhibition**

- Development of strategy towards public exhibition to be developed and presented to future PCG meeting for its endorsement ahead of implementation. The strategy is to include:
  - range of tools to be implemented including guidelines/framework and if relevant, licensing issues
  - Development of FAQs for website
  - Protocol for responding to correspondence from Local Member

**Next Meeting**

TBA