

## **SUBJECT: Update on Ingleside Investigation Area**

**Meeting:** Planning an Integrated Built Environment Committee      **Date:** 19 October 2009

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**STRATEGY:** Land Use & Development

**ACTION:** Coordinate land use planning component of land release

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### **PURPOSE OF REPORT**

This report informs Council on the progress of investigations for the proposed Ingleside Land Release and recommends to Council, for its endorsement, a planning direction for Ingleside.

#### **1.0 BACKGROUND**

- 1.1 Since 1991, Ingleside has been in the NSW Government's Urban Development Program earmarked for future land release. In the early 1990's Council undertook a comprehensive suite of environmental and demographic studies for Ingleside - Warriewood. These studies led to the preparation and exhibition of the draft Planning Strategy for the Ingleside - Warriewood Release Area. In May 1995, the draft Strategy was referred to the State Government.
- 1.2 In 1995 the then Minister for Planning suspended the Ingleside/ Warriewood Land Release Project. In May 1997, a restricted land release was announced for Warriewood Valley. In the meantime, Ingleside continued to be listed in the Urban Development Program (now called the Metropolitan Development Program).
- 1.3 At the request of The Hon Frank Sartor MP (then Minister for Planning), Council's Urban and Environmental Assets Committee agreed to carry out preliminary investigations in the Ingleside area. The study area, known as the Ingleside Investigation Area, is shown on **Attachment 1**.

A copy of the report to Council's Urban and Environmental Assets Committee meeting of 20 November 2006 is in **Attachment 2**. At the time, the Committee resolved (*inter alia*):

- "1.1 That prior to proceeding with preliminary or detailed planning for a land release in Ingleside Council will undertake a Scoping Report as detailed Section 4 of this report to test the economic viability of the study area based on the current constraints. The Draft outcomes of the scoping report shall be reported to council for its consideration prior to final compilation and reporting to Government..."*
- 2.0 That the Minister be advised that the outputs including yields as set out in the original Draft Planning Strategy – Ingleside Warriewood Urban Land Release document are not endorsed by Council and that significant reduction to the yields contained in this document are likely due to changes in study information available at this time of preparation.*
- 4.0 Representatives from both the Department of Planning and Landcom be invited to take part in the preparation of the Preliminary Scoping Report. A consultant on sustainable development be included in the panel to assist in the preparation of the scoping report."*

## 2.0 ISSUES

- The Land and Ownership Details
- Draft Ingleside-Warriewood Planning Strategy
- Chronology of Work Undertaken since November 2006
- 2008 Landcom Studies
- Preliminary Scoping Report and outcomes (September 2009)
- Development options for Ingleside
- Planning Reform Fund (from Department of Planning)

### 2.1 The Land and Ownership Details

2.1.1 The majority of Ingleside Investigation Area is currently zoned 1(a) (Non-urban "A"). Other portions of the study area are of mixed zones being zones Part 5(a) (Special Uses "A"), Part 6(a) (Existing Recreation "A"), and Part 9(a) (Reservation – Open Space). Currently, the lot sizes in the area range from 500m<sup>2</sup> to 13 hectares. The topography is sloping, and adjoins Ku-Ring-Gai National Park along its northern and north-western boundaries (north of Mona Vale Road). The Warriewood-Ingleside Escarpment abuts the eastern boundary, south of Mona Vale Road.

2.1.2 Extensive areas of Ingleside are owned by various State Government agencies, estimated to be a third of the Ingleside Investigation Area. Council also has property interests in South Ingleside.

### 2.2 Draft Ingleside-Warriewood Planning Strategy

2.2.1 The 1995 draft Strategy forecast a total 4,869 dwellings for Ingleside, based on using a range of development scenarios for various areas of Ingleside as a result of the land use development capability. These are:

Development Area	Area	Estimated Number of Dwellings
South Ingleside	232Ha	1,890
North Ingleside	98Ha	847
Chiltern Road	155Ha	989
Wirreanda	172Ha	1143
<b>TOTAL</b>	<b>657Ha</b>	<b>4,869 dwellings</b>

### 2.3 Chronology of Work Undertaken (since 20 November 2006)

2.3.1 On 24 June 2007, a workshop was held with Council staff and representatives from various State agencies - the Department of Planning (DoP), Rural Fire Service, Roads and Traffic Authority, Department of Environment and Climate Change, and Landcom; Sydney Water, Energy Australia, APP Corporation (consultants engaged by DoP), and Ecological Australia (sustainability consultants engaged by Council).

2.3.2 The June 2007 workshop identified the following matters requiring further investigation:

- Existence of significant areas of vegetation, requiring early involvement by DECC to identify conservation lands,

- Traffic and transport, particularly as Mona Vale Road is already operating at or near capacity,
- Urban stormwater quality including impacts on McCarrs Creek and Narrabeen Lagoon, and retention and rehabilitation of vegetation and creekline corridors.
- Servicing requirements including amplification and investigation of recycled water system. There is no requirement for a new electricity Zone Substation at Ingleside.
- The area is prone to bushfire, requiring consideration of evacuation planning and allocation of Asset Protection Zones.

Additionally, it identified the need for additional studies addressing:

- European Heritage and Aboriginal Heritage,
- Updated biodiversity studies to address issues such as endangered species and to provide accurate flora and fauna mapping etc.
- The economic viability of the area should be considered and through the use of the “development equation”, areas that are uneconomic to be released in the foreseeable future should be identified and excluded from further studies

Studies on European and Aboriginal Heritage, and Flora and Fauna, commissioned by Landcom (acting on behalf of the State Government) however, were carried out primarily on land owned by the State Government.

- 2.3.3 At the June 2007 workshop, it was acknowledged that (due to the knowledge gaps at that time) any mapping produced or assumptions regarding potential lot yields for Ingleside can only be draft. Any potential yield estimates must be informed and refined by the additional studies that are required and agreed to be undertaken.

## **2.4 Outcomes of Studies commissioned by Landcom**

- 2.4.1 Landcom commissioned three studies: flora and fauna, Aboriginal Heritage and European Heritage which were intended to assist the planning structure process for Ingleside. These studies were provided to Council in May 2008 for staff review.

- 2.4.2 Comments from Council’s Natural Environment and Education Manager regarding the flora and fauna study are as follows:

- (a) Work did not include privately owned properties, or consider likely impacts on neighbouring public environmental conservation areas, such as Ingleside Chase.
- (b) Identified deficiencies in the corridor mapping, such as the North-East Corridor linking the Escarpment with Katandra Reserve and Northern Kuringai National Park, the East-West corridor linking the Escarpment (Ingleside Chase), the wetlands and coast to Kuringai National Parks.
- (c) Confirm corridor widths including the strip of remnant vegetation in Ingleside area which is the key link between Kuringai and Garigal National Parks.
- (d) Riparian Corridors have not been combined with habitat corridors and should be of sufficient width to become wildlife corridors.
- (e) Additionally, further work is required to:

- consider likely impacts on Ingleside Chase and its biodiversity significance (for example, vegetation in Ingleside contains significant areas of heath providing habitat for fauna that live in the Ingleside Chase (Reserve). Ingleside Chase has almost no heath. Without heath in close proximity to Ingleside Chase, the biodiversity values of the reserve will be reduced).
- align and link riparian corridors and habitat corridors, including recommendations for width of such corridors,
- consider the use of habitat corridors as major escape corridors for wildlife fleeing bushfires.

2.4.3 Comments were also received from the Department of Environment and Climate Change (DECC) in relation to these studies on 18 December 2008. DECC concerns with the studies are as summarised:

- (a) The Aboriginal Heritage Assessment has not addressed matters previously raised in 1993 (Koettig), and does not provide current basis or framework for identification of heritage management processes or constraints.
- (b) A revised Aboriginal heritage assessment should be undertaken to address issues raised by DECC and related mapping prepared which identifies the Aboriginal heritage constraints.
- (c) The studies on biodiversity were not carried out on privately owned lands.
- (d) The Biodiversity Assessment (April 2008 and Addendum 1) is generally supported however:
  - it is uncertain about the extent of threatened species, communities, populations and habitats across the entire Ingleside Investigation Area; and
  - further assessment is required to identify biodiversity constraints across private (and public) land is not assessed to further refine core and support for core habitat. Further detail is required on how core and support for core habitat will be protected, preferably in public ownership.
- (e) On completion of this assessment together with the revised Aboriginal Heritage assessment, *“an integrated planning exercise should be undertaken to ensure that multiple values (such as significant vegetation, threatened species, corridor linkages, soil landscapes, bushfire risk etc) are considered across the landscape and appropriate measures identified to protect conservation values.”*

### **3 Preliminary Scoping Report (as per Council’s resolution of 20 November 2006 meeting)**

3.1 The Preliminary Scoping Report was developed in two phases. Existing environmental constraints were mapped, based on aerial photography and studies (to define the approximate area capable of development, for urban or large lot residential) by Council and DoP officers. This mapping exercise provided an estimated dwelling yield (of between 4,177 to 4,635 dwellings) based on 15 dwellings/Ha, and was used as a discussion document for the NSW Government’s Land Supply Seniors Group.

The second phase was the economic analysis for Ingleside, which sought to consider the likely economic viability of developing Ingleside as a release area by examining the extent of existing capital investment in the area.

The Preliminary Scoping Report is in **Attachment 3**.

#### **4 Outcomes of Preliminary Scoping Report (Phase 1 – Mapping Exercise)**

4.1 The outcomes of the first phase including preliminary dwelling yields, identified the 'environmentally sensitive' areas or corridors to be retained, with little or no urban development likely in those areas. Much of the environmentally sensitive areas are located in the precinct north of Mona Vale Road. Two distinct levels of development were identified, 'eco residential' or large lot residential ordinarily seen in transition areas from urban to rural (such as the Bayview Hills Estate off Walter Road) and urban form (based on 15 dwellings per hectare), consistent with the draft Strategy for Ingleside.

This mapping exercise identified approximately 451 hectares of developable land in the Ingleside Investigation Area. The preliminary dwelling yield, based on the mapping exercise, ranged from 4,177 to 4,635 dwellings.

4.2 DECC, on 18 December 2008, also provided the following comments to the preliminary dwelling numbers:

*“DECC generally supports an approach that results in increased urban density for urban centres (as proposed by Hill Thalys [Landcom’s Urban Design Consultants]) in suitable area. A well designed urban centre will support the demand for increased public transport options, better pedestrian and cycling networks and provide for better housing choice and affordability.*

*DECC does not support increased residential development in environmentally sensitive areas that are isolated, likely to be prone to bushfire and that will remain car dependent. Increased density in appropriate areas with reduced residential development elsewhere is recommended.”*

4.2 On 5 February 2009, correspondence was received from DoP advising of the outcome of discussions with the NSW Government’s Land Supply Senior Officers Group, at which the mapping exercise and preliminary dwelling yield for Ingleside was discussed. DoP expressed that detailed planning be progressed for Precinct C, being the area generally south of Mona Vale Road, subject to an adjustment to the northern boundary, ahead of the remaining Ingleside area (a copy of DoP letter is in Attachment 4).

#### **5 Outcomes of Preliminary Scoping report (Phase 2 – Economic Viability Analysis)**

5.1 The land development 'equation' to create serviced residential allotments for market takes account of ,inter alia,:

- Land acquisition and holding costs,
- Servicing and access arrangements, such as internal road network, headworks for sewer and water, electricity, telecommunications, gas and the like,
- Local contributions (such as open space, bushfire management, water management and environmental protection etc.), and State infrastructure elements (such as upgrading of Mona Vale Road, Powderworks Road etc.),
- Resale value of finished product at market.

5.2 The preliminary economic analysis examined the viability of commencing a land release in Ingleside given the fragmented ownership, infrastructure requirements and capitalisation of private lands in the Ingleside Investigation Area.

Identified deficiencies in existing infrastructure means that specific infrastructure necessary for a release area in Ingleside needs to be delivered upfront such as arterial road improvements (to Mona Vale Road, Powderworks Road, Manor Road) and services (water/sewer, electricity etc). The cost of infrastructure provision, who will pay for the infrastructure and a commitment for its provision over the life of the land release are vital in the economic analysis for Ingleside.

Although infrastructure elements have not been confirmed, it is reasonable to assume that the following financing models would be applied to Ingleside:

- Section 94 (being open space, bushfire management, water management, environmental protection, community and transport services/facilities), noting that Section 94 'rules' have changed and remain uncertain into the future.
- State Infrastructure contributions are imposed on land release areas across Metropolitan Sydney, including Warriewood Valley (sector 3). It is envisaged that a contribution will continue to apply to the remaining residential sectors in Warriewood Valley as they are rezoned and developed (being Sectors 5, 9 and 10A). It is also envisaged that a contribution will also apply to any land release in Ingleside.

5.3 Key factor is the level of capital investment existing in properties. Private investment in 'bricks and mortar' including any existing commercial enterprises may deter redevelopment of the property regardless of it being 'upzoned' from Non Urban to Residential (examples of this factor exist in Warriewood Valley).

The outcomes of the analysis generally found that the properties identified as having reasonable development capability are also the same properties presenting high capital investment – 50.6% of the 244 hectares identified as having 'Urban/Residential' potential across the study area (representing 123.52 hectares) are highly capitalised.

Given the outcome of this initial analysis, there is a strong possibility that developing this already highly capitalised land means very little or no return for developers (after taking account acquisition costs of such land is significantly higher in value as compared to unimproved, vacant land).

## **6 Outcomes of Preliminary Scoping report (Phase 2 - Identification of Risks)**

6.1 Risks that may affect the ability to achieving dwelling yields as part of an orderly and timely development process for Ingleside include:

- The future protection and management of the environmentally sensitive land, including environmental and biodiversity corridors and creekline corridors;
- Concerns raised by the Department of Environment and Climate Change (DECC) requiring further resolution,
- The threat from bushfire,
- The extent of capitalisation evident in private landholdings in Ingleside,
- The capacity of Mona Vale Road to accommodate for future development in Ingleside and provide emergency access/egress eg bushfire,
- Future use of Powderworks Road as a direct north-south route,
- Delivery of infrastructure in a timely manner over the life of the development process,
- Financial risk to Council and the State Government if the development potential is not achieved or is delayed,
- Uncertainty with the Section 94 funding mechanism.

Given the uncertainty with these matters, they currently pose as 'actual risks' in the future development of Ingleside and need to be recognised, assessed and managed/ minimised.

- 6.2 Part of the analysis was to qualify the risk of proceeding based on the stated development assumptions, particularly if, in the future, the development take-up rate is slow or delayed, or worse non-existent. For example, the upfront delivery of necessary infrastructure required for release of serviced residential land includes (as a minimum) the construction of internal road network and connections to arterial roads, water management, and connections to services headworks/ primary reticulation. Such works would be undertaken and fully funded by the developer.

Upfront delivery of infrastructure by Council and/or State Government may be required to facilitate the initial stages of the land release. The funding of such works will need to be forward-funded by Council and/or State Government depending on the infrastructure element. There is a substantial risk of forward-funding and completing the works ahead of receiving contributions if in the future the development is not realised. The shortfall in contributions becomes a financial liability for Council and/or State Government eg various service agencies involved in land development, eg Sydney Water and the like.

- 6.3 The following Table summarises the preliminary risk for those involved in the provision of various infrastructure within a land release development, at a hypothetical shortfall in the development in 10 year period.

ISSUE	INFRASTRUCTURE	RISK EXPOSURE (FOR)		
		Council/ Community	Government/ Service Agency	Developer
Incomplete Devt	Element			
Shortfall in devt (eg 25% shortfall in 10 years or equivalent shortfall of 1159 dwellings, based on estimated optimum yield of 4635 dwellings)	Section 94 requirements (roads, open space, water management etc)	\$ Exposure to significant shortfall in S94 contributions – financial deficit to any forward-funded infrastructure, bushfire safety concerns		Incomplete development resulting in safety concerns, poor amenity. Shortfall in profit margin \$
	Services (sewer & water, electricity, telecommunications, gas)		\$ Significant exposure to financial deficit to any forward-funded infrastructure	\$ Significant exposure to financial deficit to any forward-funded infrastructure. Poor residential amenity and shortfall in profit margin.
	Mona Vale Road upgrade	Any delay in upgrading will result in increased safety concerns	\$ Significant exposure to financial deficit to any forward-funded infrastructure	Poor residential amenity, safety concerns
	Public Transport provision	Poor residential amenity, unsustainable community contrary to aims for release area development	\$ Significant exposure to financial deficit to any forward-funded infrastructure.	Poor residential amenity and unsustainable development/ community.

			Removal of infrastructure	
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- 6.4 A significant proportion of land identified as having residential capability also displays high capital investment, warranting a detailed examination of likely risk in order for Council and State Government to understand the financial implications for proceeding with a land release in Ingleside. This Table below shows the degree of capitalisation that may limit future development for the total area in the two primary areas (North Ingleside and South Ingleside).

Precinct	Area of Potential 'Urban/residential'	Extent of capitalisation in Area of Potential 'Urban/residential'
Ingleside Investigation Area	244Ha	50.6% or 123.53Ha (of 244Ha)
North of Mona Vale Road	142.8Ha	58.25% or 142.8Ha (of 142.8Ha)
South of Mona Vale Road	101.17Ha	39.85% or 40.32Ha (of 101.17Ha)

## 7 Infrastructure Delivery Strategy

- 7.1 An essential element of land release is the timely provision of infrastructure. This must be underpinned by an Infrastructure Delivery Strategy, agreed to by 'all of government' and identifies all infrastructure (civil works, utility services, community, social and recreational facilities, and transport services) required to service the release area over the life of the release (say 20 years). This Strategy needs to include associated costing and estimated delivery timeframes for all infrastructure with a commitment for upfront and ongoing provision .

## 8 Alternate Development Scenarios

- 8.1 It is appropriate that development scenarios be considered for Ingleside given the 'risks' relating to environmental constraints, infrastructure requirements, and economic viability ..
- 8.2 The 'Do Nothing' option simply retains the status quo of being a 'likely land release' in a somewhat rural setting, with large dwellings continuing to be built on lots where it is permissible, inadequate infrastructure and environmental management done on an 'ad-hoc' basis that in turn, threatens any long term planning/management of the ecological and environmental values in this area.

This option means the current zoning for the area is retained - principally 1(a) Non-Urban zone which has a wide range of permissible uses reflecting its original agricultural and horticultural uses. The controls however, do not comprehensively recognise the environmental and physical characteristics and variations of Ingleside. The controls are not contemporary in its approach for managing natural vegetation or biodiversity across an entire area (thus, reflected across individual allotments. The 'Do Nothing' option is not a sustainable planning direction for Ingleside.

- 8.3 Alternatively, consideration may be given to a limited form of development ('Eco Residential' or large lot residential) where the dwelling density is such that development is catered for within vegetation/biodiversity corridors and linkages that are established and maintained. The resultant 'high market value' built form with cartilage presents as development not as urbanised as the rest of Pittwater's residential areas however provides for additional housing stock for the Pittwater area (as required by the State Government), additional population and potentially reasonable return to land owners/developers.

This development form will not result in as great a level of commitment to infrastructure provision as compared to a urban land release.

This development scenario may be able to manage land for biodiversity and bushfire among other environmental factors, and where servicing provision is managed and catered for individually, such as wastewater management. The development risk is reduced under this development option and there is merit in investigating this option further as a sustainable direction for Ingleside.

- 8.4 The third option proposes separating Ingleside into two distinct precincts separated by Mona Vale Road, generally consistent with the Department of Planning's letter of 5 February 2009 (**Attachment 4**), due to the differing extent of environmental constraints, capitalisation and infrastructure requirements. This option would entail investigation into an urban land release in the Southern area and an "eco residential" in the northern area..

Based on the capitalisation table (page 8 of this report), 60.1% of South Ingleside's 101.17 hectares appears to be less constrained by capital investment (where 39.85% is capitalised).

Additionally, advice has been provided that infrastructure provision will be more difficult and costly in the North Ingleside precinct than the South Ingleside precinct. Connections to existing services in the southern precinct appear to be more feasible though accurate costings have not been provided by service agencies. The Department has already requested Council to consider proceeding with South Ingleside (see **Attachment 4**), for urban development.

- 8.5 It is recommended that a more detailed economic and risk assessment be undertaken before Council and State Government determines a planning direction for the Ingleside Investigation Area. The assessment should include the viability and risk associated with the above development scenarios, ensuring that the future planning direction for Ingleside is both viable and sustainable.

## **9 Planning Reform Funding**

- 9.1 Recently, Council was successful in obtaining Planning Reform Funding from the Department of Planning (DoP). The funding attributed to \$111,500, to be matched dollar for dollar by Council (through resources employed in Land Release) and is subject to a Memorandum of Understanding (MOU) between Council and the Department of Planning.
- 9.2 The funding was to be used for the entire Ingleside Investigation Area. However, correspondence received from DoP on 30 September 2009, has now directed the funding to be used specifically for South Ingleside (see **Attachment 5**).
- 9.3 Given the outcomes of the Preliminary Scoping Report and the identified risks outlined in this report, it is premature to enter into MOU at this time where the funding has such a caveat that it limits it to South Ingleside only.

Rather, it is more appropriate to seek agreement for the funding to be used to commission a suitably qualified and experienced land economist consultant to undertake a detailed economic and risk analysis of the opportunity for taking up the development scenarios. .

## **10 WAY FORWARD**

- 10.1 Given the outcomes of the attached Preliminary Scoping Report, it is recommended that Council in conjunction with the Department of Planning commission a detailed economic study and risk evaluation to determine a viable and sustainable development and land use scenario that does not impose unreasonable financial risk on any stakeholders.

- 10.2 If Council agrees with the recommendation, correspondence will be sent to the Minister for Planning advising of Council's concerns, and request that a detailed economic and risk study be undertaken for the Ingleside Investigation Area. Additionally, Council requests that the Planning Reform Funding be directed specifically towards the commission of this study. Landowners in Ingleside will be advised of Council's resolution.
- 10.3 Council will be advised of any response received from the Minister or the Department.

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## **11. SUSTAINABILITY ASSESSMENT (VIEW SUSTAINABILITY ASSESSMENT TOOL)**

### **11.1 Supporting & Connecting our Community (Social)**

- 11.1.1 Key to examining the Ingleside Investigation Area is how any new community is integrated into the wider Pittwater community.

### **11.2 Valuing & Caring for our Natural Environment (Environmental)**

- 11.2.1 Integral in our investigations is evaluating likely impacts of a land release development for Ingleside, including environmental impacts on the natural environment, economic and social impacts in the locality, and aimed at reducing our ecological footprint and protecting our biodiversity.

### **11.3 Enhancing our Working & Learning (Economic)**

- 11.3.1 Integral in our investigations is evaluating likely impacts of a land release development for Ingleside, including environmental impacts on the natural environment, economic and social impacts in the locality, particularly introducing employment containment initiatives and attract employment generators into the area. The introduction of further rate potential to Council and ongoing maintenance of the local infrastructure are financial considerations.

### **11.4 Leading an effective & Collaborative Council (Governance)**

- 11.4.1 Key to the investigation of Ingleside will be continued communication with all stakeholders, particularly landowners in the Ingleside Investigation Area. Collaboration with all stakeholders and community participation in the investigation will continue to be carried out to ensure that decision-making is ethical, accountable and transparent.

### **11.5 Integrating our Built environment (Infrastructure)**

- 11.5.1 We are evaluating the likely impacts of a land release development for Ingleside, including environmental impacts on the natural environment, economic and social impacts in the locality. A primary objective in proceeding with any land release will be to enhance the liveability and amenity of any new community by locating an appropriate mix of land use and development in well connected, effective transport route.

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## **12 EXECUTIVE SUMMARY**

- 12.1 The preliminary investigations for the Ingleside Investigation Area were recommenced in November 2006, following a request from the then Minister for Planning.

- 12.2 Studies on flora and fauna, Aboriginal Heritage and European Heritage were commissioned by Landcom, on behalf of the State Government. The studies focused on land owned by the State Government and did not examine privately owned land in the Ingleside Investigation Area.
- 12.3 Council in conjunction with the Department of Planning developed a Preliminary Scoping Report for Ingleside. The attached report examines the extent of developable area within the Ingleside, by identifying existing environmental constraints, to estimate a preliminary dwelling yield. The preliminary dwelling yield was used to commence discussion with various government and service agencies with the view to providing an initial infrastructure provision cost. Additionally, a preliminary examination of economic viability was undertaken analysing the extent of capital investment in Ingleside and whether this may have any impact on future redevelopment take-up for Ingleside.
- 12.4 The second part of the Scoping Report raises concern about the future viability of Ingleside as a land release project. It is appropriate that a detailed economic and risk assessment be undertaken for Ingleside that examines the extent of development risk, based on a range of development options for Ingleside.
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## **RECOMMENDATION**

- 1 That Council note the Preliminary Scoping Report for Ingleside developed in conjunction with the Department of Planning.
- 2 That Council continue to support a process that will identify appropriate development and land use scenarios for Ingleside however identifies the following risks to an orderly progress of the release:
  - (a) the future protection and management of the environmentally sensitive land, including environmental and biodiversity corridors and creekline corridors;
  - (b) concerns raised by the Department of Environment and Climate Change requiring further resolution,
  - (c) the threat from bushfire,
  - (d) the extent of capitalisation evident in private landholdings in Ingleside,
  - (e) the capacity of Mona Vale Road to accommodate for future development in Ingleside and provide emergency access/egress eg bushfire,
  - (f) future use of Powderworks Road as a direct north-south route,
  - (g) delivery of infrastructure in a timely manner over the life of the development process,
  - (h) financial risk to Council and the State Government if the development potential is not achieved or is delayed,
  - (i) uncertainty with the Section 94 funding mechanisms.
- 3 That Council write to the Minister for Planning advising of the outcomes of its Preliminary Scoping Report identifying the opportunities and risks associated with developing Ingleside for all stakeholders including Council, State Government Authorities, servicing agencies and landowners.
- 4 That Council request that the Minister direct the Planning Reform Funding originally granted to Pittwater Council, towards commission a detailed economic study and risk evaluation to determine a viable and sustainable development.

- 5 That all landowners in Ingleside be advised of the outcomes of this report and Council's resolution.

Report prepared by Liza Cordoba, Principal Officer Land Release

Lindsay Dyce  
**MANAGER, PLANNING AND ASSESSMENT**