



Minutes

Ingleside Community Reference Group

held in the Conference Room, Monash Country Club, Powderworks Road,
Ingleside on

16 April 2014

Commencing at 4:05pm

Attendance:**Committee Members:**

Cr Julie Hegarty, Chairperson
Mr Glen Ilic, Wilga Wilson Residents Association
Mr John Simmonds, Sydney Conference Training Centre
Mr Dick Clarke, Elanora Heights Residents Association
Mr Stephen Choularton, Bayview & Ingleside Residents Association
Ms Linda Haefeli, Climate Action Pittwater
Ms Lynne Czinner, Warriewood Valley Residents Association
Ms Roberta Conroy, Bayview – Church Point Residents Association
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment
Mr Dennis White, Wirreanda Valley Residents Association
Mr Ian Longbottom, Galstaun College
Ms Anne Jeffrey, Bayview Heights Estate Owners Group
Mr Conrad Grayson, Pittwater Resident Representative

Technical Advisors (non-voting):

Mr Paul Robilliard, NSW DP&I
Mr Michael Wiles, NSW DP&I
Mr Matthew Cooper, NSW DP&I
Mr Peter Drivas, UrbanGrowth NSW
Mr Brendan Blakely, Elton Consulting
Ms Olivia Dodds, Elton Consulting
Mr Philip Graus, Cox Richardson
Mr Rob Strang, Cox Richardson

Council Advisors (non-voting):

Mr Steve Evans, Director, Environmental Planning & Community
Mr Andrew Pigott, Manager, Planning & Assessment
Ms Tija Stagni, Senior Strategic Planner – Land Release
Ms Anja Ralph, Strategic Planner – Land Release
Ms Jane Mulrone, Manager - Community Engagement & Corporate Strategy
Ms Pamela Tasker, Minute Secretary / Administration Officer

Observers:

Mr Ben de Montemas – Mirvac
Mr Antony Edye (Climate Action Pittwater)
Mr Harry Groves

Ingleside Community Reference Group Meeting

TABLE OF CONTENTS

Item No	Item	Page No
1.0	Apologies	4
2.0	Declarations of Pecuniary Interest / Non Pecuniary Conflict of Interest	4
3.0	Confirmation of Minutes	4
4.0	Issues Arising from Last Meeting	5
4.1	Mr Rob Stokes, MP (Pittwater) to clarify his address to Terrey Hills Progress Association	5
4.2	Update to Terrey Hills Progress Association	5
4.3	Sustainable Development Outcomes	5
5.0	Business Arising	6
5.1	Live Electronic Survey on First Round of Workshops	6
5.2	Outcomes of Design Workshops	7
5.3	Next Steps – Mud Map Options	8
6.0	General Business	11
7.0	Next Meeting	12

1.0 Apologies

1. The following apologies were received and accepted from absent Members and leave of absence from the Ingleside Community Reference Group Meeting of 16 April 2014 was granted.
 - Mr David Palmer, Pittwater Natural Heritage Association
 - Mr Stephen Smith, Wirreanda Valley Residents Association
 - Mr Chris Hornsby, Warriewood Valley Residents Association
 - Mr Philip Rosati, Pittwater Resident Representative
 - Mr David Seymour, Katandra Bushland Sanctuary
2. An apology was also received from Ms Liza Cordoba (Principal Officer – Land Release).
3. Mr Dennis White attended as the alternative delegate on behalf of the Wirreanda Valley Residents Association.
4. Ms Marita Macrae attended as the alternative delegate on behalf of the Pittwater Natural Heritage Association.
5. Ms Lynne Czinner attended as the alternative delegate on behalf of the Warriewood Valley Residents Association.

2.0 Declarations of Pecuniary Interest/Non-Pecuniary Conflict of Interest

Nil

3.0 Confirmation of Minutes

REFERENCE GROUP RECOMMENDATION

That the Minutes of the Ingleside Reference Group Meeting held on 11 December 2013 be confirmed as a true and accurate record of that meeting.

(Mr Ian Longbottom / Mr John Simmonds)

4.0 Issues Arising from Last Meeting

4.1 Mr Rob Stokes, MP (Pittwater) to clarify his address to Terrey Hills Progress Association

Mr Andrew Pigott confirmed that the General Manager met with Mr Stokes and was advised that the information provided to the Terrey Hills Progress Association was already in the public arena. This information was taken from the Metropolitan Development Plan which was available prior to the commencement of the Precinct Planning process now underway. At the same meeting, the General Manager updated Mr Stokes on the progress of the Precinct Planning process for Ingleside.

Mr Stokes was invited to attend the recently completed design workshops.

4.2 Update to Terrey Hills Progress Association

Mr Andrew Pigott confirmed that Council has also made contact with the Terrey Hills Progress Association with a view to briefing them on the Ingleside land release project. They have expressed interest in such a briefing but a date is yet to be confirmed.

An invitation to the design workshop sessions was extended to Terrey Hills Progress Association members. Two members attended the design workshop on Monday 10 March 2014.

4.3 Sustainable Development Outcomes

At the Ingleside Community Reference Group meeting of 30 October 2013, members defined a number of sustainable development principles they would like to see integrated into the Ingleside land release process. These principles were reported to Council on 3 February 2014 and have been added to by Councillors and the Masterplanning consultants.

The sustainability principles were divided into four categories and displayed on the dedicated Ingleside planning website with a tool that enables people to vote on the principles that are important to them. As of 27 March 2014, 313 votes were received through the website. The most popular principles from each category are outlined below:

Planning Together

- Provide open and transparent community consultation (32 votes)
- Balance new development with the benefits of upgrades to services and facilities for the new community (12 votes)

Liveable Communities

- Provide public spaces such as parks, sports fields and community gardens etc. (11 votes)
- Manage the increase in traffic along Mona Vale Road (11 votes)
- Reduce the need for car use through good planning and services (11 votes)

Economic Prosperity

- Improve access to public transport (12 votes)
- Assess and plan for increased capacity of education services, healthcare and childcare etc. (7 votes)

Value the Environment

- Protect threatened animals, birds and plant species (22 votes)
- Protect the environment and reduce the ecological footprint (16 votes)

An update of the votes on the sustainability principles is to be given at the next ICRG meeting.

Voting on the sustainability principles was also undertaken during the design workshop sessions. Both sets of voting statistics have been compiled and are detailed in the PowerPoint presentation "*Community Design Workshop outcomes and where to from here?*" This presentation is discussed further in Business Arising Items 5.2 and 5.3 and the PowerPoint presentation is appended to the Minutes (**Appendix 2**) for the information of members.

5.0 Business Arising

5.1 Live Electronic Survey on First Round of Workshops

Ms Jane Mulronev conducted an instant electronic survey of members' satisfaction with the first round of workshops, with a view to identifying problems and opportunities to be addressed for the next and future workshop planning. The results of this survey are as follows:

How equipped did you feel to respond to the Sustainability Principles exercise?

- 43% of members strongly agreed (1).
- 43% of members agreed (2).
- 14% of members were neutral (3).
- 75% of members felt the exercise achieved its objectives.
- 25% felt it did not.

How equipped did you feel to respond to the Housing Types exercise?

- 8% of members strongly agreed (1).
- 42% of members agreed (2).
- 25% of members were neutral (3).
- 8% of members disagreed (4).
- 17% of members strongly disagreed (5).
- 82% of members felt the exercise achieved its objectives.
- 18% felt it did not.

How equipped did you feel to respond to the Mud Map exercise?

- 15% of members strongly agreed (1).
 - 31% of members agreed (2).
 - 15% of members were neutral (3).
 - 8% of members disagreed (4).
 - 31% of members strongly disagreed (5).
- By a show of hands:
- 33% of members (4 of 12) felt the exercise achieved its objectives.
 - 66% (8 of 12) felt it did not.

How equipped did you feel to respond to the Ecological Outcomes exercise?

27% of members strongly agreed (1).

27% of members agreed (2).

18% of members were neutral (3).

9% of members disagreed (4).

18% of members strongly disagreed (5).

67% of members felt the exercise achieved its objectives.

33% felt it did not.

Overall, how satisfied were you with the workshop?

15% of members were highly satisfied (1).

38% of members were satisfied (2).

15% of members were neutral (3).

23% of members were dissatisfied (4).

8% of members were highly dissatisfied. (5).

Members felt the workshops did not provide sufficient time to absorb the information under discussion. The educative input had to first be processed if the value of the brainstorming sessions with the facilitators and participants was to be optimised. It was generally agreed that information being provided at least one week prior to the workshops would have resulted in more possibilities being canvassed and more meaningful ideas being developed. There was just not sufficient time to fully consider the information before brainstorming sessions.

Mr Paul Robilliard (DP&I) advised that one of the options under consideration was running workshops in collaboration with the ICRG prior to holding sessions with the general public. Members would be fully informed prior to the workshops and would have had sufficient opportunity to absorb the educative input prior to the general public workshops. The members responded that they would be interested in this idea being further developed.

The names of participants in the first round of workshops have been used to establish an invitation list for future workshops so as to establish continuity of participation. Future workshops will be refined in relation to how much information is provided ahead of time. Thirty minute consultants' briefs setting up specific issues, with the rest of the time drilling down into the issues and getting feedback from residents, stakeholders and other participants, was suggested.

Ms Mulrone advised that the survey feedback was very valuable in designing future workshops and thanked the members for their participation. She also encouraged further written comment on how the workshops could be improved moving forward to the next round.

A copy of the survey results are appended to the Minutes (**Appendix 1**) for the information of members.

5.2 Outcomes of Design Workshops

Mr Brendan Blakely of Elton Consulting provided a PowerPoint presentation on the design workshop outcomes. A copy of the presentation is appended to these Minutes (**Appendix 2**). Mr Blakely advised that the Outcomes Report is currently being finalised. The report reflects the communities' points of view that were collected at the March workshops. These opinions will form one aspect that will inform the planning process and will be narrowed down through future workshops.

5.3 Next Steps – Mud Map Options

Mr Philip Graus of Cox Richardson provided a PowerPoint presentation, a copy of which is appended to these Minutes (**Appendix 2**).

Mr Graus presented 24 mud maps that depicted the ideas and issues that the community put forward relating to transport and access, community centres, retail facilities, schools and green connections. These ideas and issues were further distilled into three mud maps. The community also identified the need for 'bush lots', being lots similar to those already existing in Ingleside.

Mr Robilliard advised that the three mud maps would be given to the consultants, and their feedback would be used by the Masterplanners to develop the basic Structure Plan, which is to be presented and further developed in the next round of community workshops. The Structure Plan will feed into the Indicative Layout Plan which will be put on public exhibition.

General Discussion:

- Mr Stephen Choularton raised a number of issues regarding boundaries in relation to Chiltern Road. Mr Choularton is to email his questions to the working group via andrew_pigott@pittwater.nsw.gov.au. One particular concern was in relation to Chiltern Road dividing North Ingleside and the Wirreanda Valley given the natural divide would be reflective of the topography.
- Mr Graus advised that the ridgeline to the west of Chiltern Road was identified as a natural boundary, but at this stage the masterplanning team are still in the process of interpreting the workshop output for presentation back to the participants and greater community.
- Mr Robilliard advised the Outcomes Reports from the workshops was being finalised and would be emailed to members by the end of April 2014.
- The issue of no compensation for open space ever having been offered to the residents of Ingleside following the land swap of the Ingleside Depot for part of the Ingleside Chase Reserve / Warriewood Escarpment was raised.
- Mr Evans responded that the swap resulted in a substantial net increase in open space. Additionally the open space in this instance is unspoiled bushland which serves not only as recreation space but also as vital ecological habitats for flora and fauna. Significant areas of open space are under consideration in the current land release planning which will further benefit Ingleside residents.
- Various ICRG members have identified Wildlife Corridors as being of great importance. Ecological surveys take time if they are to be done properly. At least one year minimum is needed to ascertain native flora and fauna.
- Mr Pigott responded that the Ecological Consultants have previously presented to the ICRG. The survey work is largely finished but this is only baseline studies. There was a considerable body of work undertaken prior to this process, and interpretation of past and present baseline studies is ongoing. The input from the workshops is invaluable as it provides "on the ground" local knowledge and this is just one of a number of factors to be considered in the overall masterplan. It will be taken on board along with the expert advice and reports from the Ecological Consultants studies.

- Mr Robilliard reiterated that wildlife corridors, habitat etc., will all inform the Masterplan but this will need to be balanced with many competing factors. We have to ascertain the costs of acquiring and maintaining open space land, but we also need to create affordable and sustainable housing, so it all needs to be balanced out.
- Members felt it was vitally important that the wildlife corridors in Ingleside connect to the Garigal and Ku-ring-gai national parks and other native bushland such as Katandra reserve, the Warriewood escarpment and so on. We have a brief window of opportunity to establish viable corridors before any development takes place. We have an undertaking from UrbanGrowth NSW to provide these corridors, but the studies have to be completed and the corridors in place before we start talking about cluster housing and shopping centres.
- Mr Robilliard advised that the scope of work brief is available on the website. Wildlife corridors are clearly identified in the brief and they are being incorporated. This was seen earlier in the presentation, specifically the slide regarding ecological outcomes in mud mapping which shows wildlife corridors. They are in the mix and they are clearly identified as being important, but the working group has the task of balancing this need along with everything else.
- Mr Pigott advised the at Manager of Council's Natural Environment & Education unit, Mr Mark Beharrell, was involved with the strategic team in preparing the brief and monitoring progress in terms of the best outcomes for native flora and fauna. Council is very aware of the need to preserve the escarpment as a wildlife corridor and linking it with other areas.
- Discussions with the Green Building Council of Australia (GBCA) are ongoing. Mr Pigott advised that the team has been researching the most appropriate tool and has met with the authors of the Green Star Communities rating tool. A meeting with the CEO of GBCA is being arranged for after Easter to discuss the Ingleside project. We have encountered some difficulty in that the Green Star tool although fantastic is really designed for rating at the DA stage and for single properties. It may not be appropriate for multiple properties / owners, but the investigations at present are trying to work out how we can adapt it to achieve the best outcome for Ingleside.
- Mr Pigott advised that Council will investigate having a GBCA representative or Council staff member present to a future ICRG meeting. The Green Star tool is still operating as a pilot program and the GBCA are actively seeking trial partners, so it may present as a good testing exercise for them. It may also be that the tool is more applicable at individual dwelling stage rather than strategic planning stage.
- It is important to capture the cultural and historical significance of the site otherwise it will be lost. We need to prioritise this for the next workshop. What is there now should drive future planning. There are aboriginal cave paintings in Ingleside.
- Mr Pigott confirmed that both European and Aboriginal heritage experts had been engaged with the intention that their work feeds into the process. Historical considerations formed part of the scope of the workshops re development constraints.
- Mr Robilliard stressed the importance of sharing local knowledge as it is possible that not everything is known or documented. However, some of this information such as aboriginal cave painting sites can be sensitive. An email to Council or the Working Group is probably safer rather than full disclosure on the website. The heritage experts should be consulted prior to the public release of sensitive information.
- There was a request for a presentation from the traffic consultant to the next ICRG meeting, particularly in relation to updated information re Mona Vale Road.

- Members were advised that the AECOM studies are incomplete at this stage. It is the intention for the consultants to update the ICRG once the information is at a reasonable level of completeness rather than drip feeding it. The masterplanners are still waiting on information from Roads & Maritime so a presentation is probably of limited value at this time.
- Mr Pigott advised we are undertaking a process of peer reviewing information and finalising reports prior to releasing them to the group so the information is meaningful. Traffic, Water, Infrastructure/Service and Ecological Consultants will all present to the group again prior to the Structure Plan being developed.
- The members requested a commitment for feedback from the various consultants. It was felt there was a great deal of information being provided by the community but not a great deal of information sharing back.
- Mr Robilliard advised that the Working Group would very much like to share information with the community but the studies are not yet finalised and in a form that it is ready for sharing. The consultant studies need to be completed and tested prior to release and the plan is to have this done and to share this information with the ICRG members prior to the next round of workshops. It is only appropriate for the consultants to brief the ICRG and present their technical studies prior to the next round of workshops. This is currently planned for late May or early June.
- Mr Pigott reiterated that there are procedures governing the finalising of these reports prior to them becoming publically available. However, it is the intention to provide as much information as we can, in the best time possible, so that ICRG members can inform their communities.
- Cr Hegarty remarked that it is an important point that members are given the best information available to pass on to our communities. Council staff and other technical advisors agreed that the information needs to be available to share at critical points in the process. That was why the meetings were being scheduled to coincide with meaningful progress.
- There had been many requests for ICRG members to be included in the briefings to consultants as stakeholders still have the opportunity to obtain desired outcomes while the baseline studies are going on. Members stressed that they thought it imperative that they have the opportunity to brief the consultants prior to finalisation of reports.
- Mr Robilliard advised that all scopes of work were available on the website. These are still somewhat fluid and there is an opportunity to influence this now, but everything being discussed here is already included in those scopes. The ICRG members will be consulted prior to report finalisation at which time the consultants will be asking for members comments. There is lots of consultation planned between masterplanners and ICRG members input prior to going to the community.
- Mr Graus asked members how much information was required to trust in the masterplanning process? How transparent is the process reflected in the plans being provided?
- The members stated that transparency of process is vital to the group so that they can see that their ideas and aspirations are being taken into account. This is why it was so important to them that they could become more involved and receive more feedback on what was being included in the consultants' reports.
- Mr Evans advised that he could appreciate the frustrations but we just don't have the information as yet. He offered his apologies, but stressed that the studies are complex and they will take time. He assured the members that it is the intention of Council and the Working Group to be as open and transparent throughout all phases of the land release.

- The problem is not in the early stages with the masterplanning. Everyone is working towards the same vision and outcomes at this stage. The problems come later with developers pushing through inappropriate applications via the courts.
- Council has to put up good arguments re zoning, density controls, etc, and keep everything orderly and balanced, and hopefully the Department is on the same page. But we can't guarantee what will happen in the future. We are just trying for the best outcome in this land release.
- Bushfire planning in this area is really important. Stakeholders need to know what the consultant reports are recommending. Any information on fire controls being made available to ICRG members will be most appreciated.
- An enquiry was made as to whether the Twitchers of Ingleside report was included in the baseline studies being considered. Mr Pigott undertook to check. He knew Mr Beharrell has the report and Mr Beharrell was involved with the strategic team in preparing the brief and monitoring progress. However, Mr Pigott was unsure if that particular report had been provided to the consultants.
- Members advised they would like to see the ICRG role extended through the masterplanning process into the building phase to provide oversight continuity. Knowing there was a reference group of stakeholders might remind developers they have an obligation to the community.
- Mr Evans stated that he thought there was a need for continuity into the development phase. It is ultimately for the elected Council to decide, but think it would be good for the process. Watchdogs in Warriewood worked well. Cr Hegarty agreed there was a lot of value for the group to keep going in some capacity, particularly into the early stages of the development phase, and could not foresee any issues that would influence the elected Council's decision.
- Members expressed interest in links to good overseas land releases as this sometimes provided new ideas not necessarily considered.
- Members expressed interest in an organised bus tour to visit sites of good land releases in the Sydney area.
- They also suggested that the general public needed access to more information (including pictures and diagrams) and time to go through the information prior to the next round of workshops.

6.0 General Business

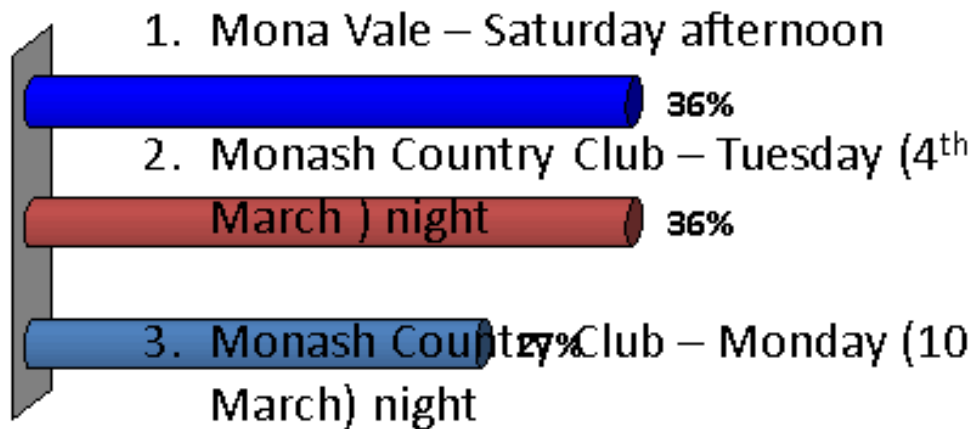
Nil.

7.0 Next Meeting

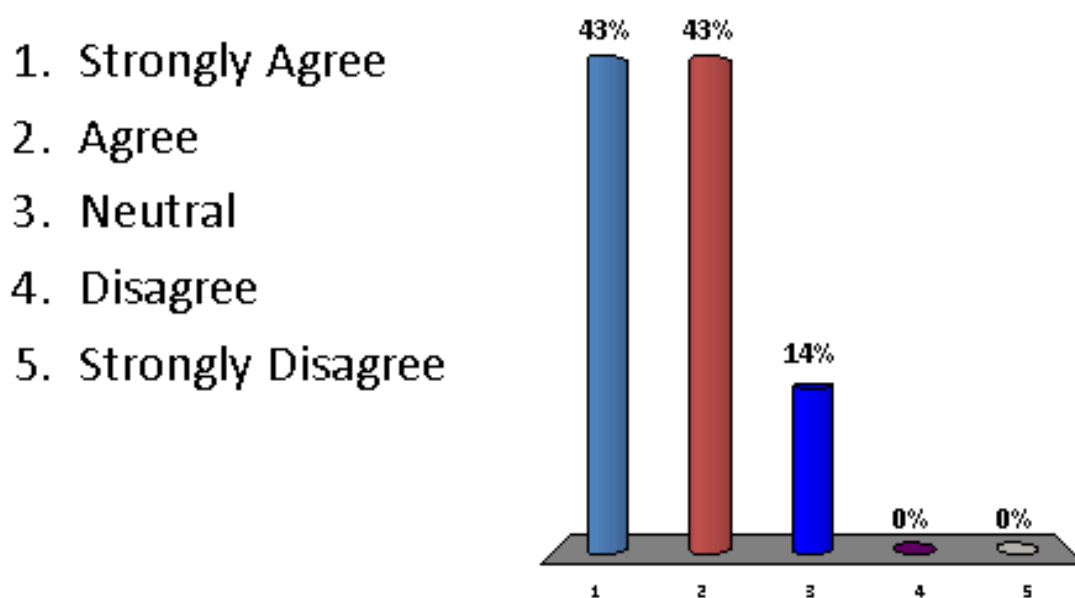
Meetings in 2014 will be scheduled every two months and/or in accordance with the Ingleside Precinct Planning Project milestones. The date of the next meeting is to be advised, but it is anticipated that this will be scheduled for early June following finalisation of a number of reports scheduled for late May. The meeting may need to be extended to three hours due to the number of reports under discussion.

**THERE BEING NO FURTHER BUSINESS, THE MEETING
OF THE INGLESIDE COMMUNITY REFERENCE GROUP WAS
CONCLUDED AT 6.16PM ON WEDNESDAY 16 APRIL 2014**

What workshop did you attend?

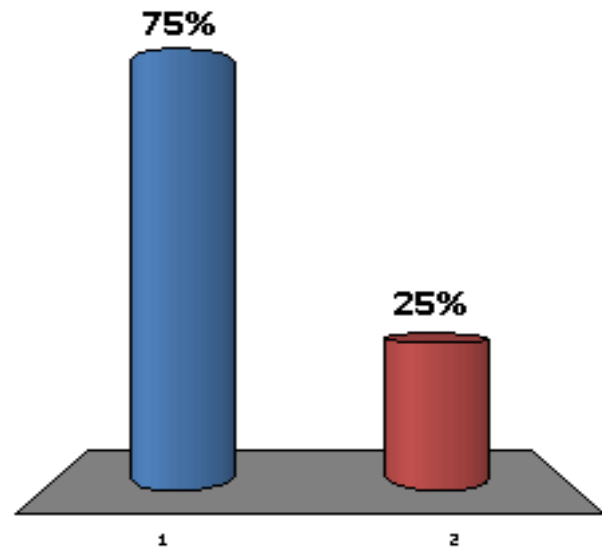


How equipped did you feel to respond to the Sustainability Principles exercise?



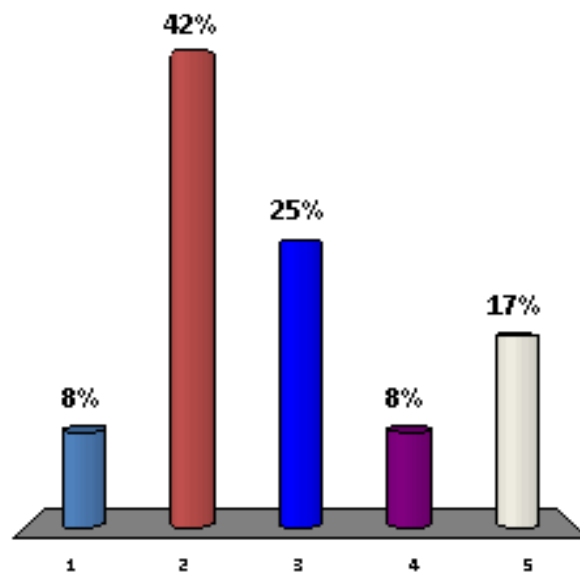
Did this exercise achieve its objectives?

1. Yes
2. No



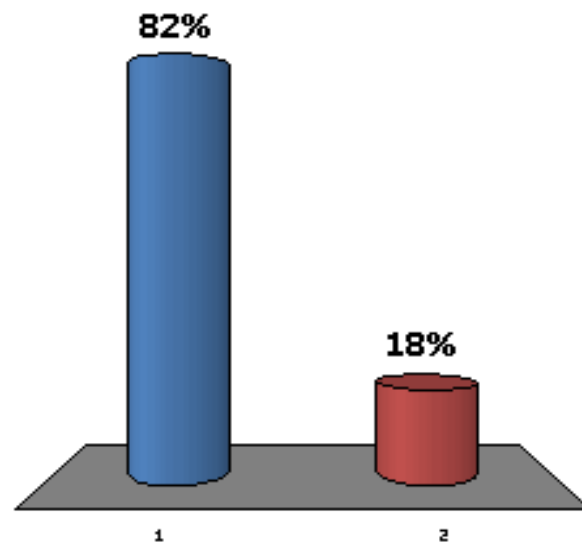
How equipped did you feel to respond to the Housing Types exercise?

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



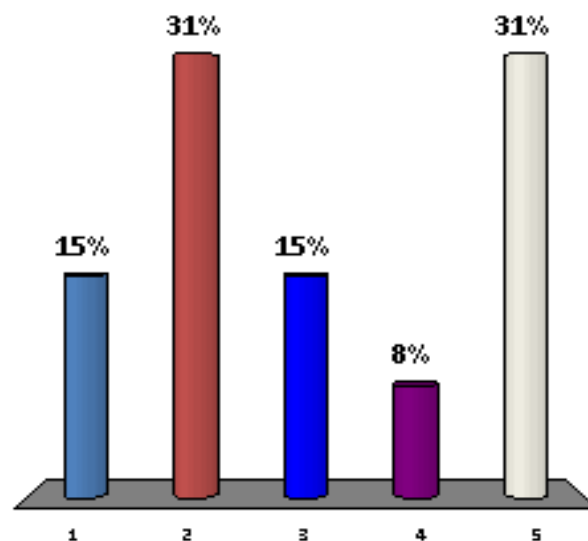
Did this exercise achieve its objectives?

1. Yes
2. No



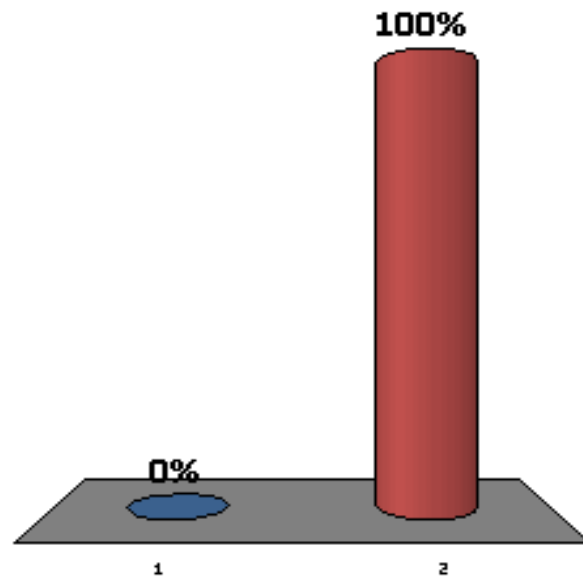
How equipped did you feel to respond to the Mud Map exercise?

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



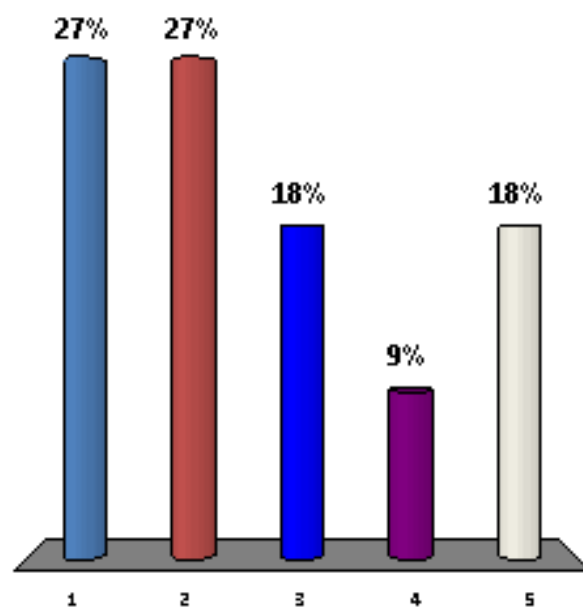
Did this exercise achieve its objectives?

1. Yes
2. No



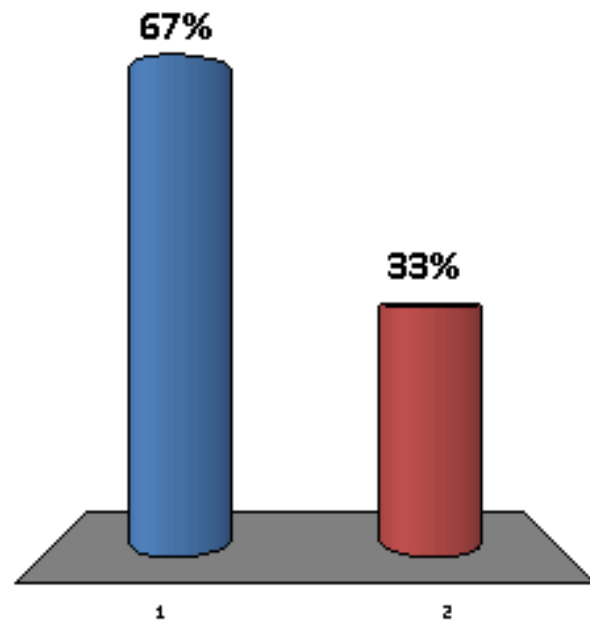
How equipped did you feel to respond to the Ecological Outcomes exercise?

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



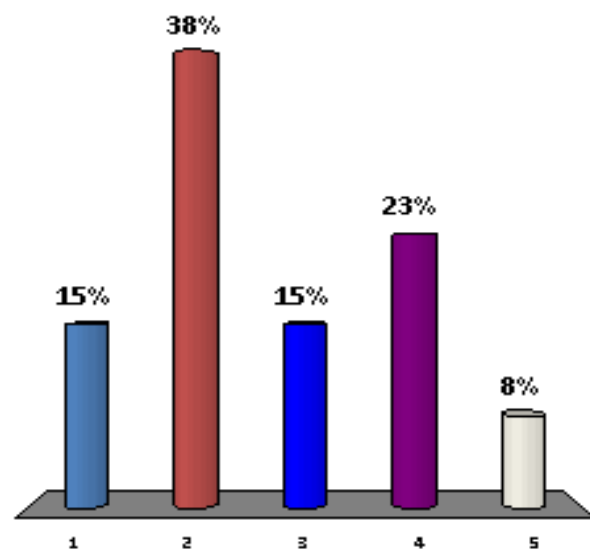
Did this exercise achieve its objectives?

1. Yes
2. No



Overall, how satisfied were you with the workshop?

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Ingleside Reference Group Meeting



Community design workshop
outcomes and where to from here?

Ingleside community design workshops

- **Saturday 1 March, 2pm – 5pm**
Mona Vale Memorial Hall
54 participants
- **Tuesday 4 March, 6.30pm – 9.30pm**
Monash Golf Club
50 participants
- **Monday 10 March 2014, 6.30pm – 9.30pm**
Monash Golf Club
58 participants

Guiding principles

- Planning together:

Rank	Principle	Blue dots	Yellow dots
1.	Ensure timely delivery of infrastructure	54	17
2.	Balance new development with the benefits of upgrades to services & facilities for the new community	47	31
3.	Provide open and transparent community consultation	39	10

- Liveable community:

Rank	Principle	Blue dots	Yellow dots
1.	Provide public spaces such as parks, sports fields and community gardens	25	20
2.	Include neighbourhood centres with sustainable retail and services for people to get together	22	21
3.	Respond to landscape, floodlines and visually sensitive areas	28	5

Guiding principles cont'd

- Economic prosperity

Rank	Principle	Blue dots	Yellow dots
1.	Improve access to public transport	37	18
2.	Assess and plan for increased capacity of education services, healthcare and childcare etc.	23	22
3.	Create employment and learning opportunities	23	11

- Value the environment

Rank	Principle	Blue dots	Yellow dots
1.	Create development that is sustainable and ecologically sensitive	44	26
2.	Appropriately manage waste water and reduce water use	30	12
3.	Encourage development that aims for zero impact on the environment	25	9

Housing typologies

- Large lot housing

Advantages	Disadvantages
<ul style="list-style-type: none"> › Unique housing type close to the city › less impact on infrastructure › Keeps the natural environment as green and open as possible. 	<ul style="list-style-type: none"> › Socially isolating › Waste of land – doesn't drive new services or achieve housing targets › Housing could become too expensive.
Issues to be managed	
<ul style="list-style-type: none"> › Waste water management systems on site to contain run off › Bush fire risk › Need to restrict clearing on these lots. › Introduce bush lots in more sensitive areas 	



- Smaller lot housing

Advantages	Disadvantages
<ul style="list-style-type: none"> › Single level, smaller lot dwellings will be good for the elderly/less mobile › Frees up zones for green corridors/open space › Will add a village atmosphere to the area. 	<ul style="list-style-type: none"> › No privacy and sunlight › Increases amount of cars and traffic › Too sterile, too modern, no character.
Issues to be considered	
<ul style="list-style-type: none"> › Provision of infrastructure appropriate to this kind of housing › Variable street setbacks. 	



• Group / cluster housing

Advantages	Disadvantages
<ul style="list-style-type: none"> ➤ Affordability ➤ Low maintenance ➤ Good for promoting common interaction. 	<ul style="list-style-type: none"> ➤ Too much like Warlewod Valley ➤ Contradictory to the green character of Ingledece – would spoil the open space attraction of the area ➤ Could devalue the area.
Issues to be considered	
<ul style="list-style-type: none"> ➤ Needs to be offset by open areas and wildlife corridors ➤ Three storey maximum ➤ Will need good access to public transport and shops. 	



• Village and local centres

Advantages	Disadvantages
<ul style="list-style-type: none"> ➤ Would create a community, local hub/vibe ➤ Reduces need for car use if it is local ➤ Would provide people with the daily essentials and access to medical/professional services. 	<ul style="list-style-type: none"> ➤ Can go to Mona Vale, Terry Hills and Bayside already ➤ Could commercialise the area ➤ Ingledece cannot sustain local shops.
Issues to be considered	
<ul style="list-style-type: none"> ➤ If they are to be within walking distance, perhaps 2 centres would be necessary ➤ No Westfield, McDonalds, Coles, Woolworths or any big companies in the area ➤ Smaller lot and group housing could be positioned in and around this area to concentrate the high density ➤ Bikes paths, public transport and parking to make it accessible. 	



- Public domain and open spaces

Advantages	Disadvantages
<ul style="list-style-type: none"> Linking escarpment and other threads of bushland Playing fields, walking areas, bike tracks, community pool/gym and active spaces would promote a healthy lifestyle Pocket parks, BBQ/picnic areas and playgrounds near Village centre create a strong community feel. 	<ul style="list-style-type: none"> None cited.
Issues to be considered	
<ul style="list-style-type: none"> Bushfire control. 	



Ecological opportunities

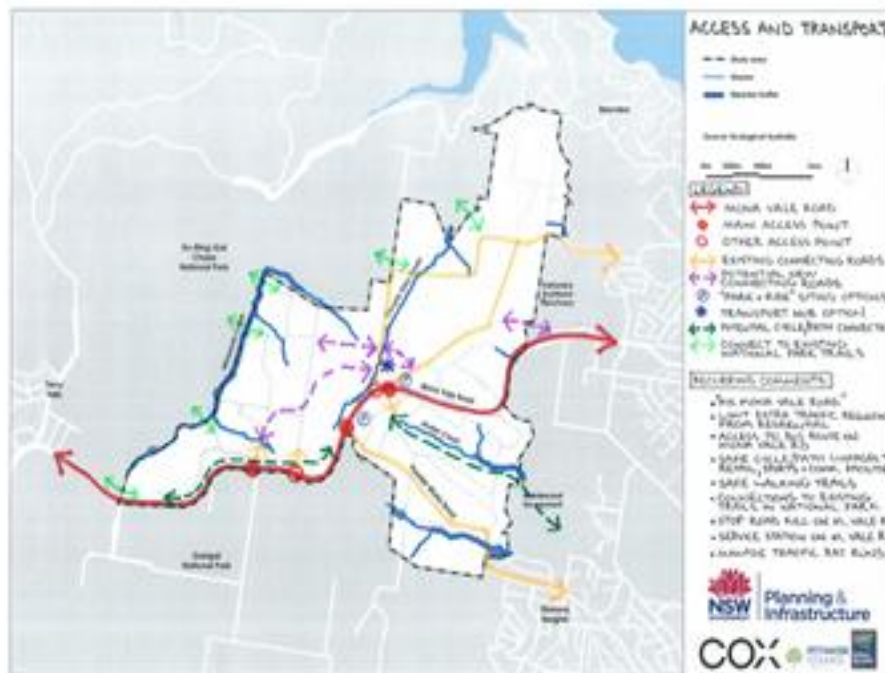
Should we consider greater levels of development in particular areas if it funded rehabilitation and ongoing management of high value ecological land?



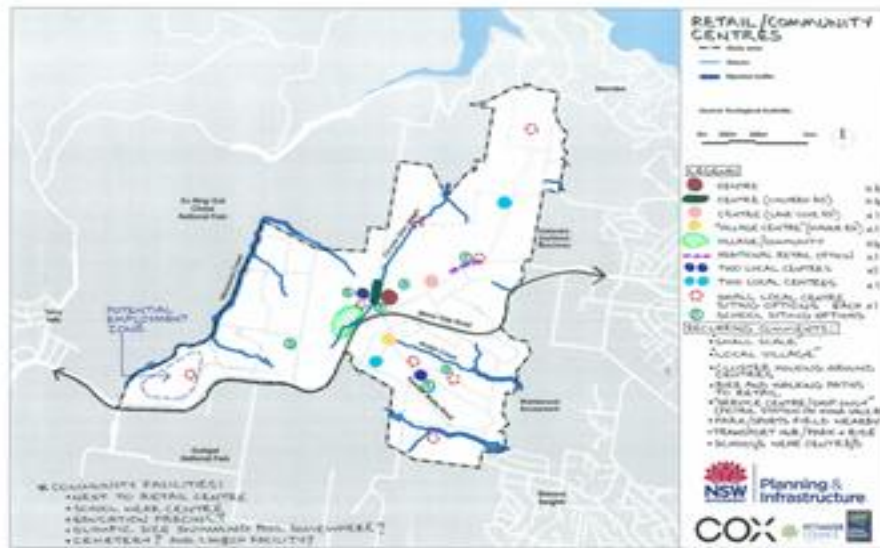
Ecological opportunities cont'd

Advantages to the approach	Disadvantages to the approach
<ul style="list-style-type: none"> ➤ Would encourage the right mix of housing – providing those moving to the area with choice ➤ Areas of low ecological value could be better used, and those of higher value could be saved ➤ Better than blanket development ➤ Would enable funding for parks, cycleways, creek line corridors, etc. 	<ul style="list-style-type: none"> ➤ It is a tradeoff – an excuse to justify development ➤ Once the land is developed on, there is no turning back ➤ Would be unfair to landowners whose land is deemed undevelopable ➤ Could mean that small lot, end group housing becomes the majority housing type.
Issues to be considered if the approach were to be adopted	
<ul style="list-style-type: none"> ➤ Governance of allocated ecological space ➤ Ongoing costs and management – strong management structure ➤ Compensation for those owning land in the high value ecological land area, not benefiting from development ➤ Connectivity between the areas ➤ Need to ensure that scale of the increase in development is carefully calculated and managed ➤ Stakeholders would need more information about what it would look like and what it would mean for Inglecote, before decisions could be made. 	

Access and transport mud map



Retail & community centres mud map



Green connections mud map

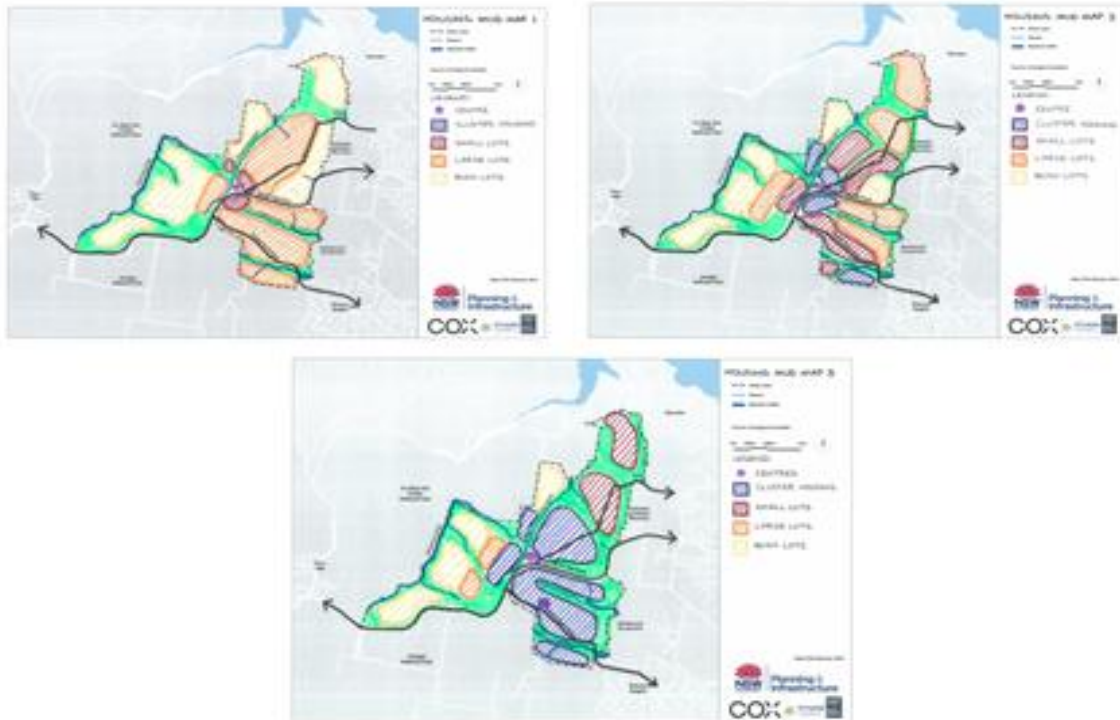


Housing mud maps

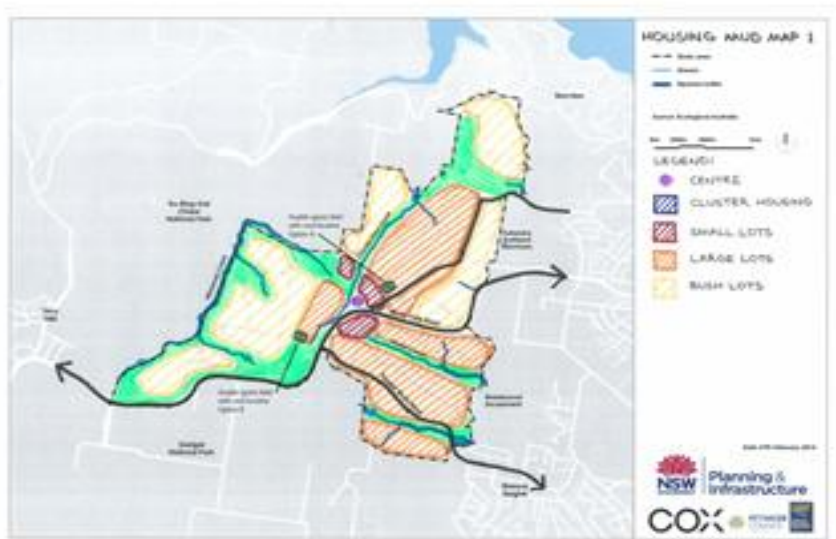
From this...



To this...

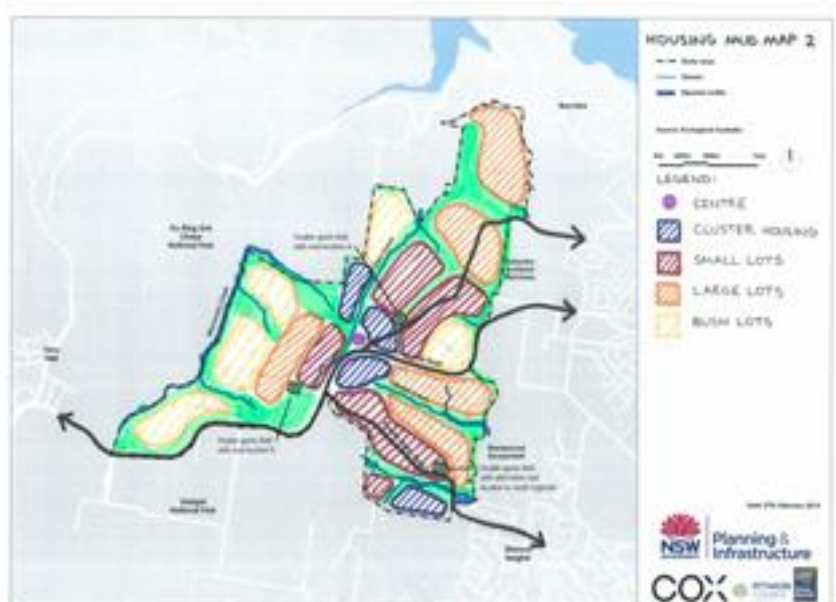


Housing mud map 1



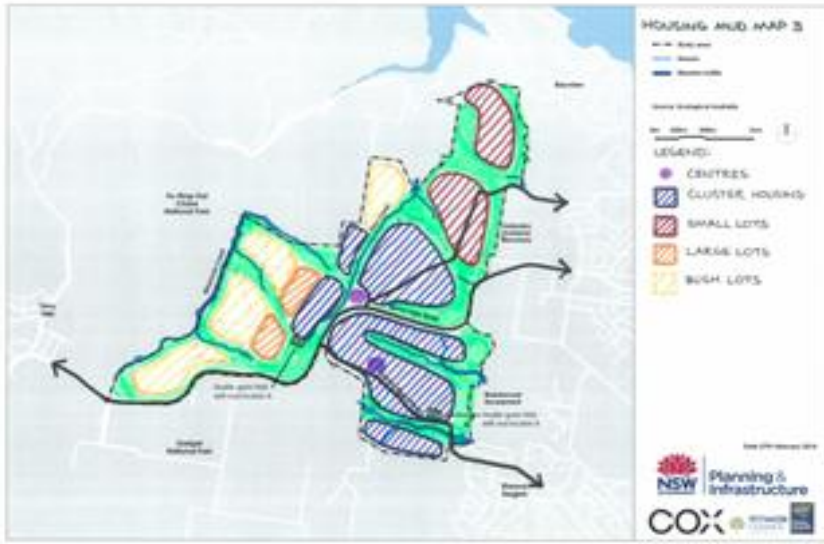
- Oval locations based on topographic suitability
- Oval locations located in close proximity of village centre and transport connections
- Location 2 could linked in with open space corridors

Housing mud map 2



- Oval locations based on topographic suitability
- Oval locations located in close proximity of village centre and transport connections
- Locations A & B could linked in with open space corridors
- Alternative location to south Ingleside based on topographic suitability and central location to south Ingleside and Ebanora Heights catchment.

Housing mud map 3



- Oval locations based on topographic suitability
- Oval locations located in close proximity of village centre and transport connections
- Locations A & B could link in with open space corridors
- Location to south Ingleside based on topographic suitability and central location to south Ingleside and Eborra Heights catchment

Next steps in the planning study

