



## Master Planner

### Project Scope

The Precinct Plan for Ingleside will deliver:

- a State Environmental Planning Policy (“SEPP”) (or similar);
- a Development Control Plan;
- an Indicative Layout Plan;
- a Section 94 Contributions Plan (or similar); and
- an Infrastructure Delivery and Staging Plan.

The following components will need to be undertaken in preparing the Precinct Plan:

#### Urban Form Analysis

A development footprint needs to be identified. This will need to be informed by baseline technical studies that include:

- Flora and fauna habitat including aquatic and terrestrial habitat;
- Bushfire protection;
- Land capability including slope analysis, likelihood of soil contamination and potential for remediation, salinity and stability;
- Areas of indigenous and non indigenous heritage significance including potential archaeological deposits and recorded sites;
- Flood analysis;
- Survey information including a review of structures to be retained; and
- Yield analysis.

#### Indicative Layout Plan

Nearing completion of the development footprint an Indicative Layout Plan needs to be prepared. This will need to be informed by:

- Demographic analysis that enables community infrastructure, open space and recreation needs (including land take) to be determined;
- Emergency Services needs;
- Vehicle generation and allowances for public transport;
- Market analysis for retail and non residential land uses; and
- Yield analysis including density.

#### Land Ownership and Management Strategy

An options analysis is to be undertaken of the ownership and management options for open space and constrained land. These options are to consider differing public and private ownership options, acquisition, titling and funding mechanisms for ongoing maintenance. The analysis will inform the Precinct Planning process including the Section 94 Contributions Plan (or similar), future zonings and decisions pertaining to ongoing management.

#### Environmental Planning Instrument



An EPI (e.g. SEPP) is to be prepared. The EPA will be prepared in accordance with the current LEP template prepared by the Department of Planning and Infrastructure, or as required by the New Planning System. The Amendment will contain key planning objectives, zonings and development standards for the Precinct.

#### Development Control Plan

The requirements for preparation of a Development Control Plan are largely outlined in the Development Code. It is to be prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 (EP& A Act) and the Environmental Planning and Assessment Regulation 2000 (The Regulation).

#### Section 94 Contributions Plan (or similar infrastructure funding mechanism)

A Section 94 Contributions Plan is to be prepared in accordance with the EP&A Act and Regulation.

#### Infrastructure Delivery Plan

The Infrastructure Delivery Plan (IDP) will provide a summary of the servicing strategy and staging for the primary services required to service the Ingleside Precinct. The IDP will also outline how the Precinct can be serviced to ensure development occurs in accordance with the ILP and will be prepared in consultation with service providers.

#### Technical Studies

The following supporting technical documentation is required:

- Natural Habitat (terrestrial and aquatic flora and fauna);
- Bushfire Management;
- Non Indigenous Heritage;
- Indigenous Heritage;
- Water Cycle Management & Flood Analysis;
- Infrastructure Services;
- Land Capability (soils, contamination, geotechnics, stability);
- Demographics and Open Space Needs;
- Landscape and Visual Analysis;
- Traffic and Transport;
- Options for Managing Transitional Lands.