

# **Cox Richardson, Place Design Group and Richard Lamb & Associates**

## **Master planning, Landscape and Visual Analysis Initial Findings**

Presented to Ingleside Community Reference Group on  
11 December 2013



# INGLESIDE PRECINCT

## COMMUNITY REFERENCE GROUP

11th December 2013

COX



# Overview

01 Team

02 Project context

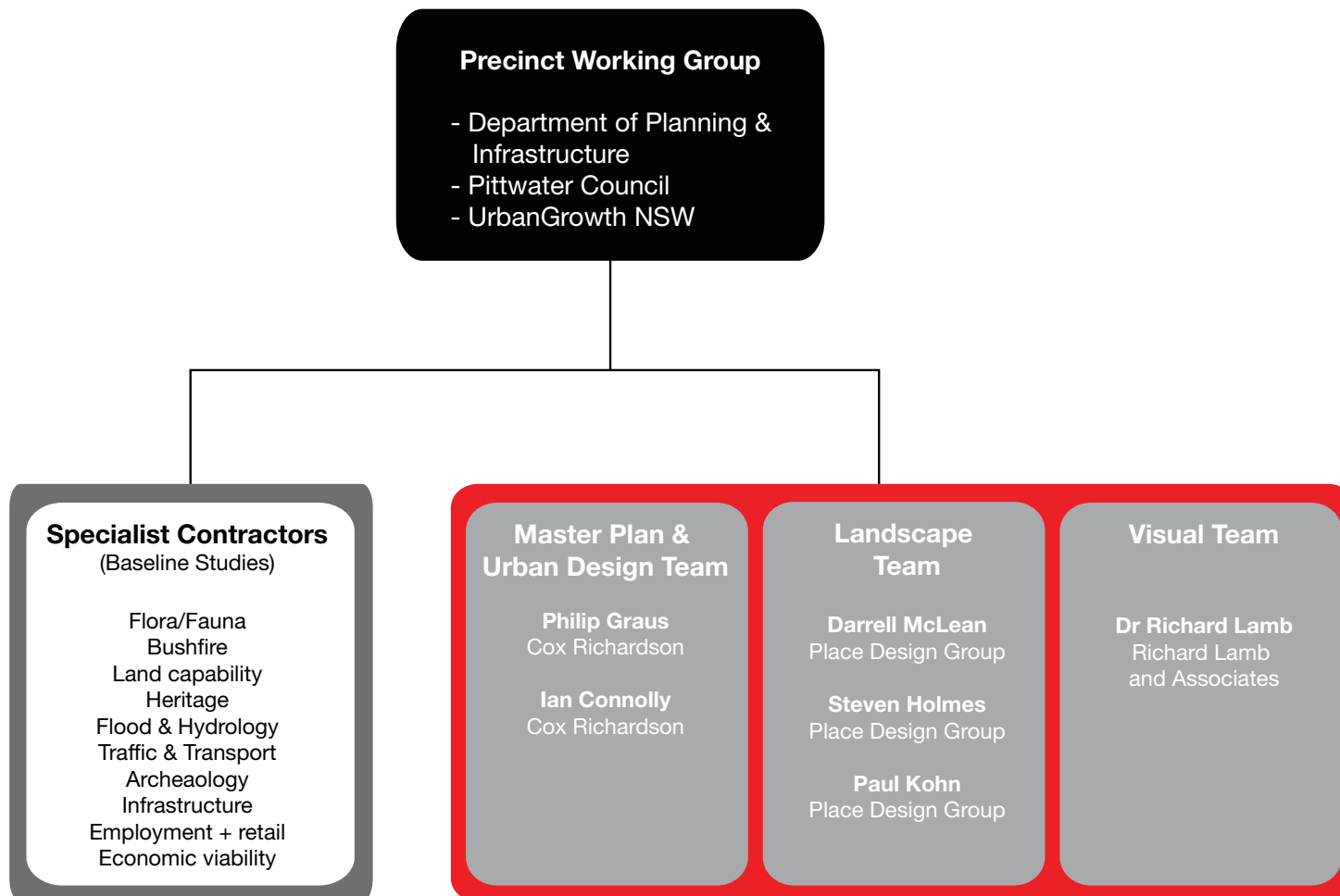
03 Site analysis

- Natural elements
- Infrastructure
- Ownership
- Landscape
- Visual

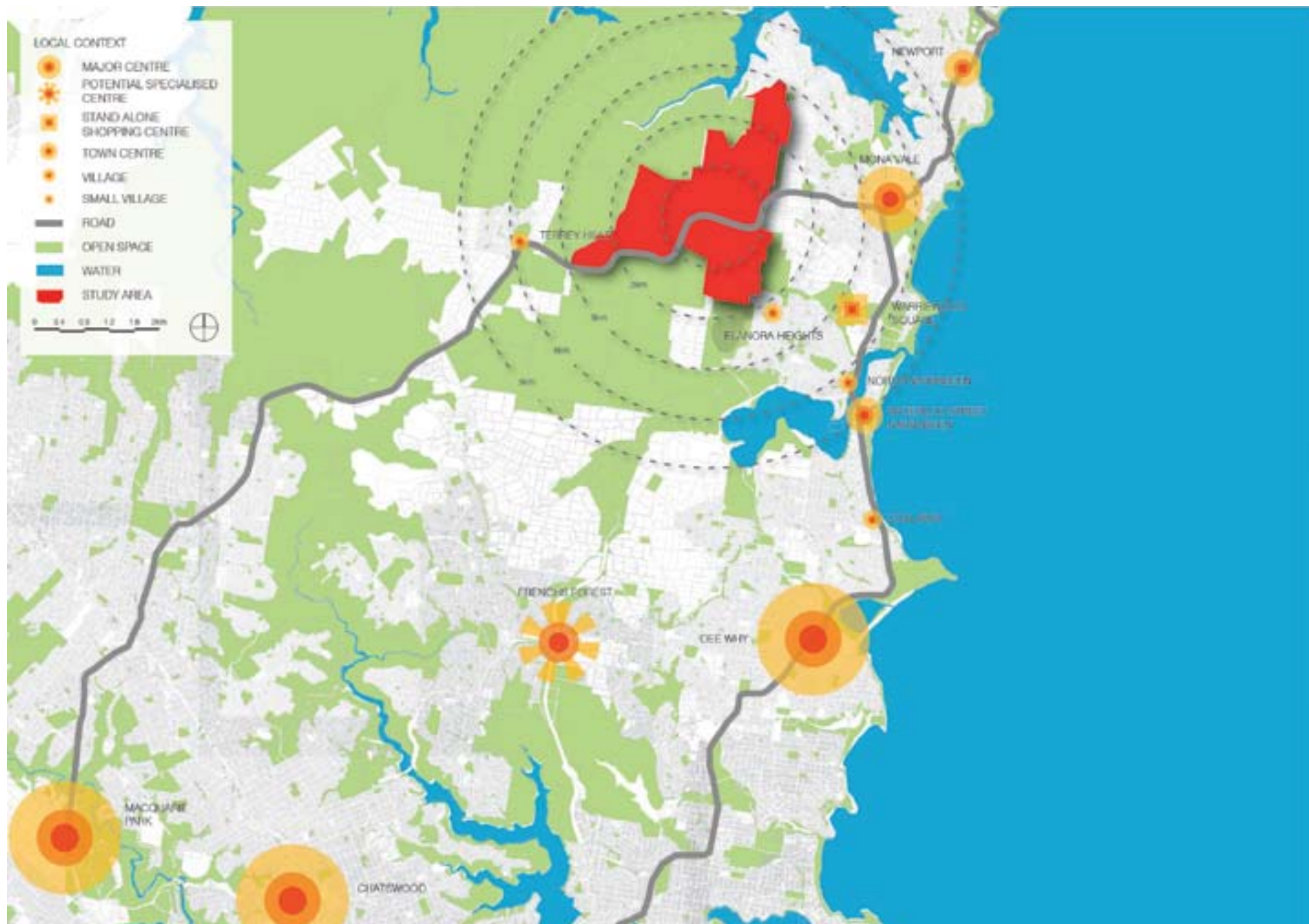
04 Emerging principles

05 Next Steps

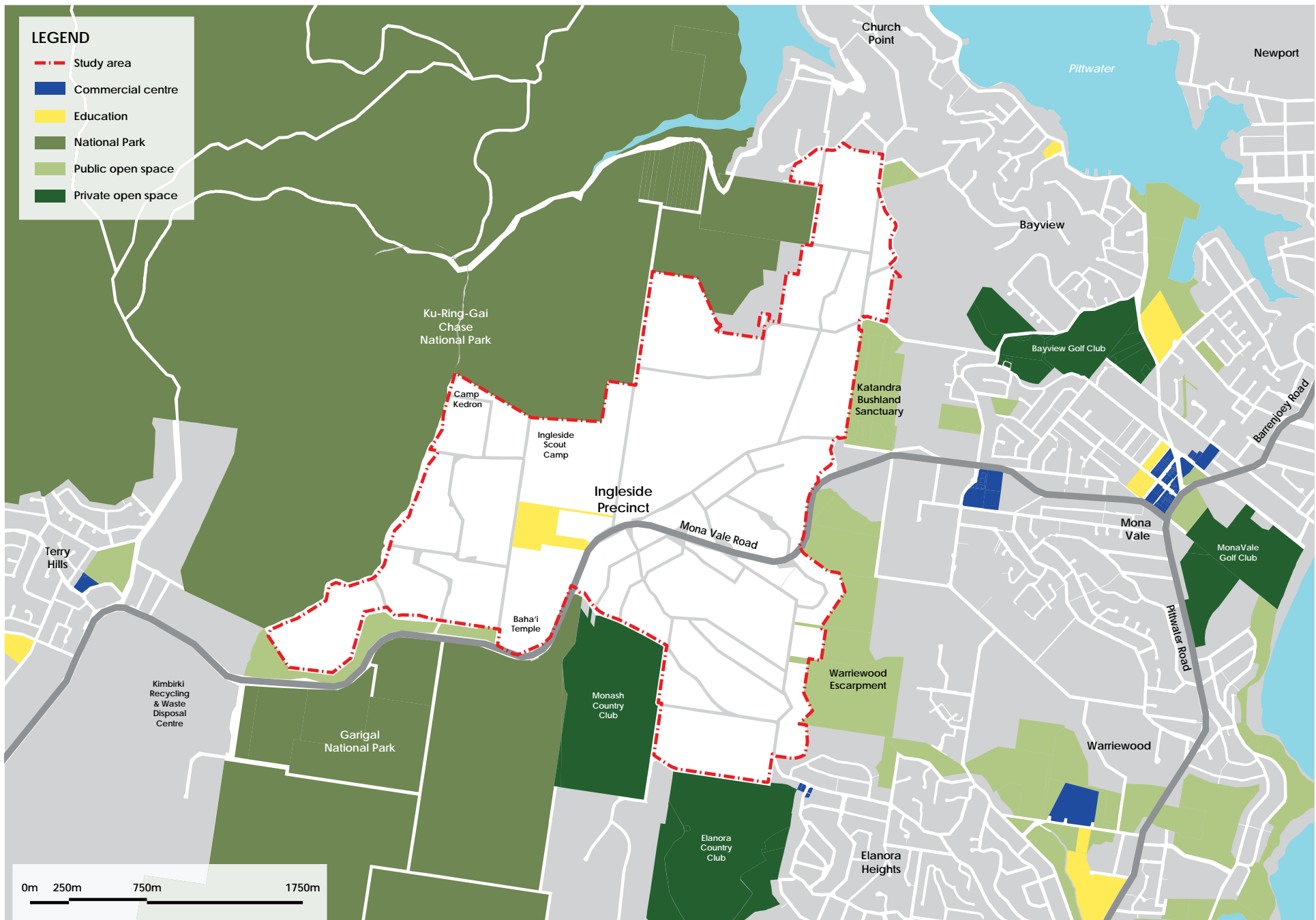
# Team







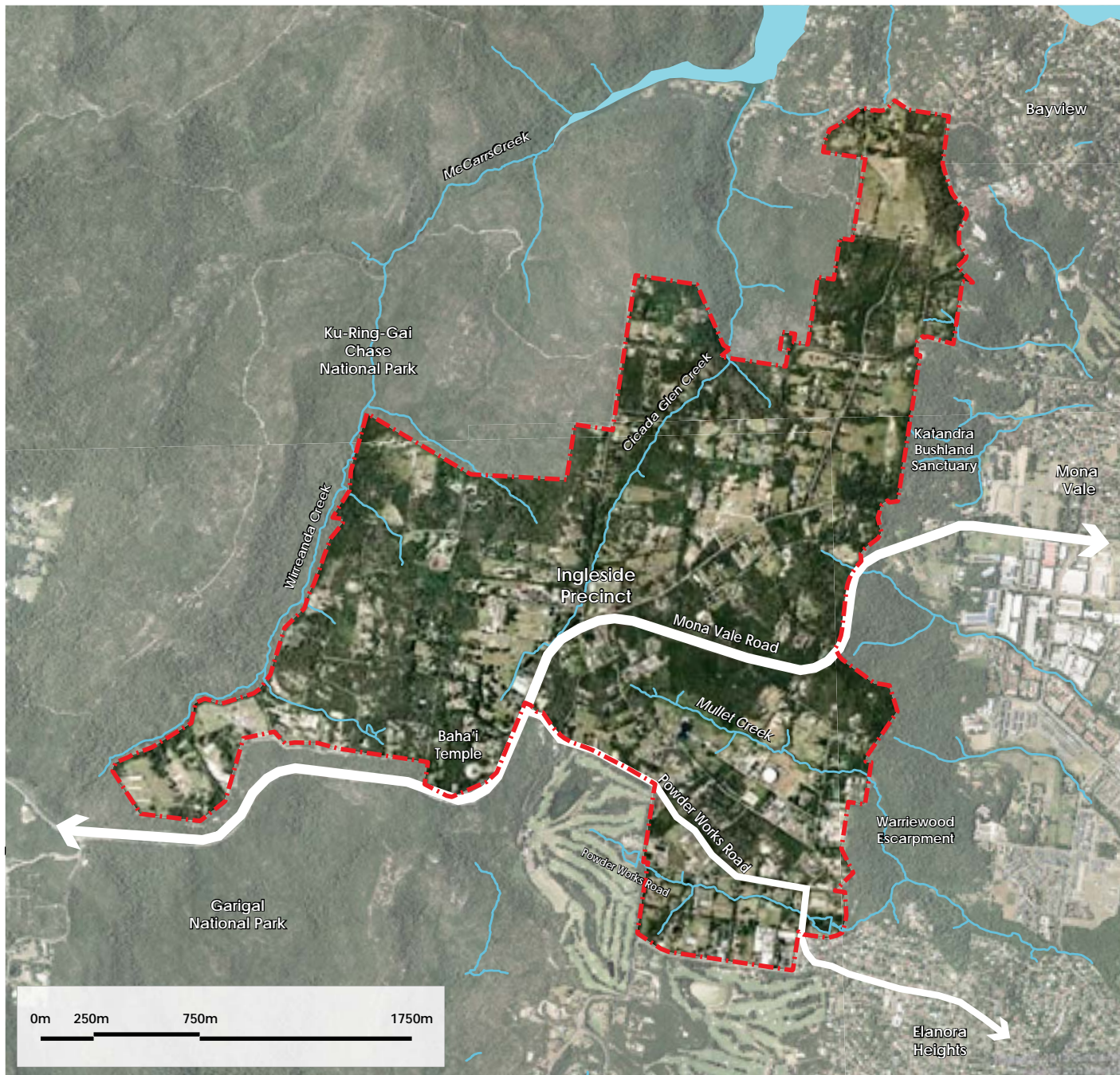
Regional context



Local context



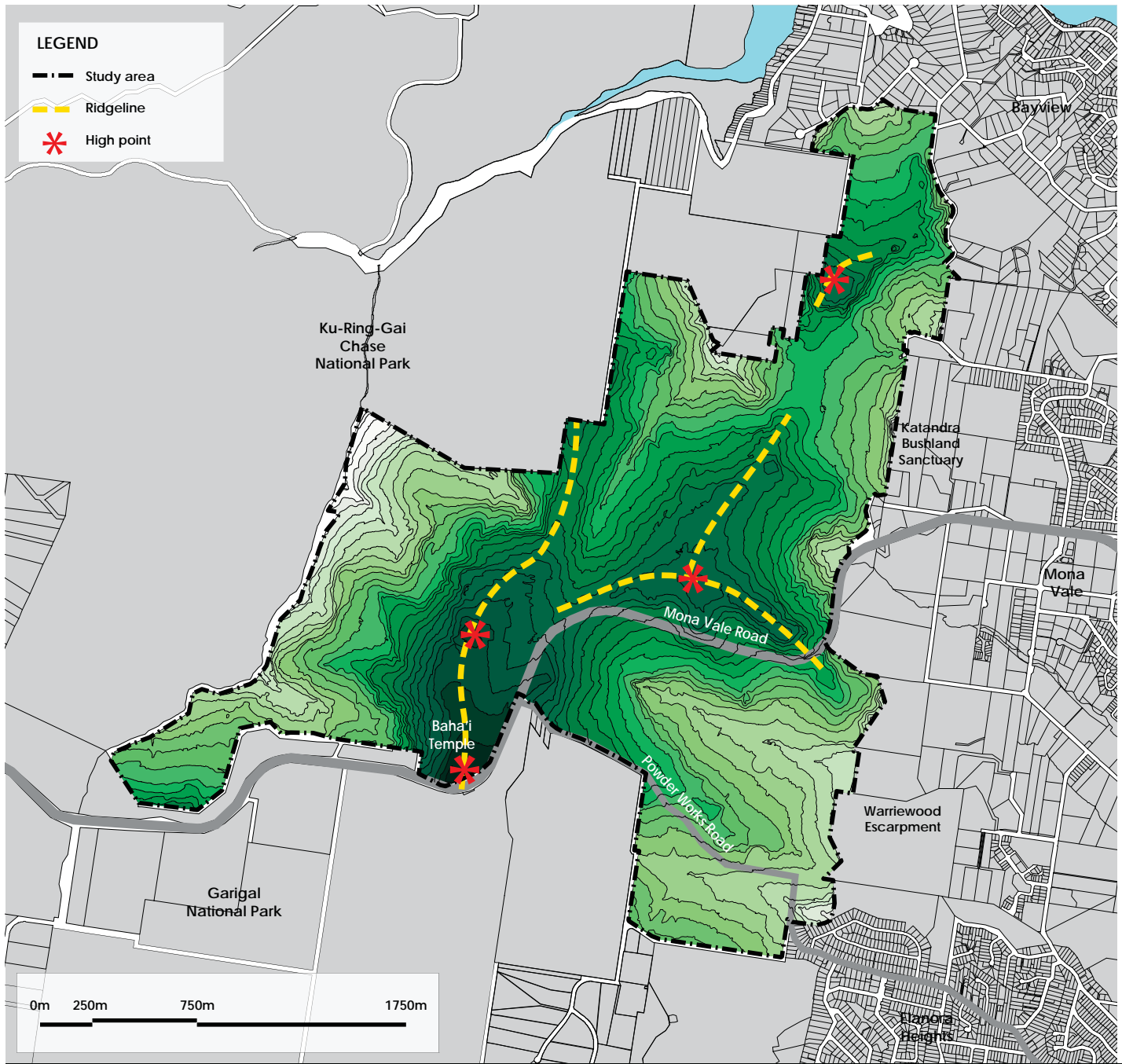




Source: Google and Pittwater Council, 2013

Study area



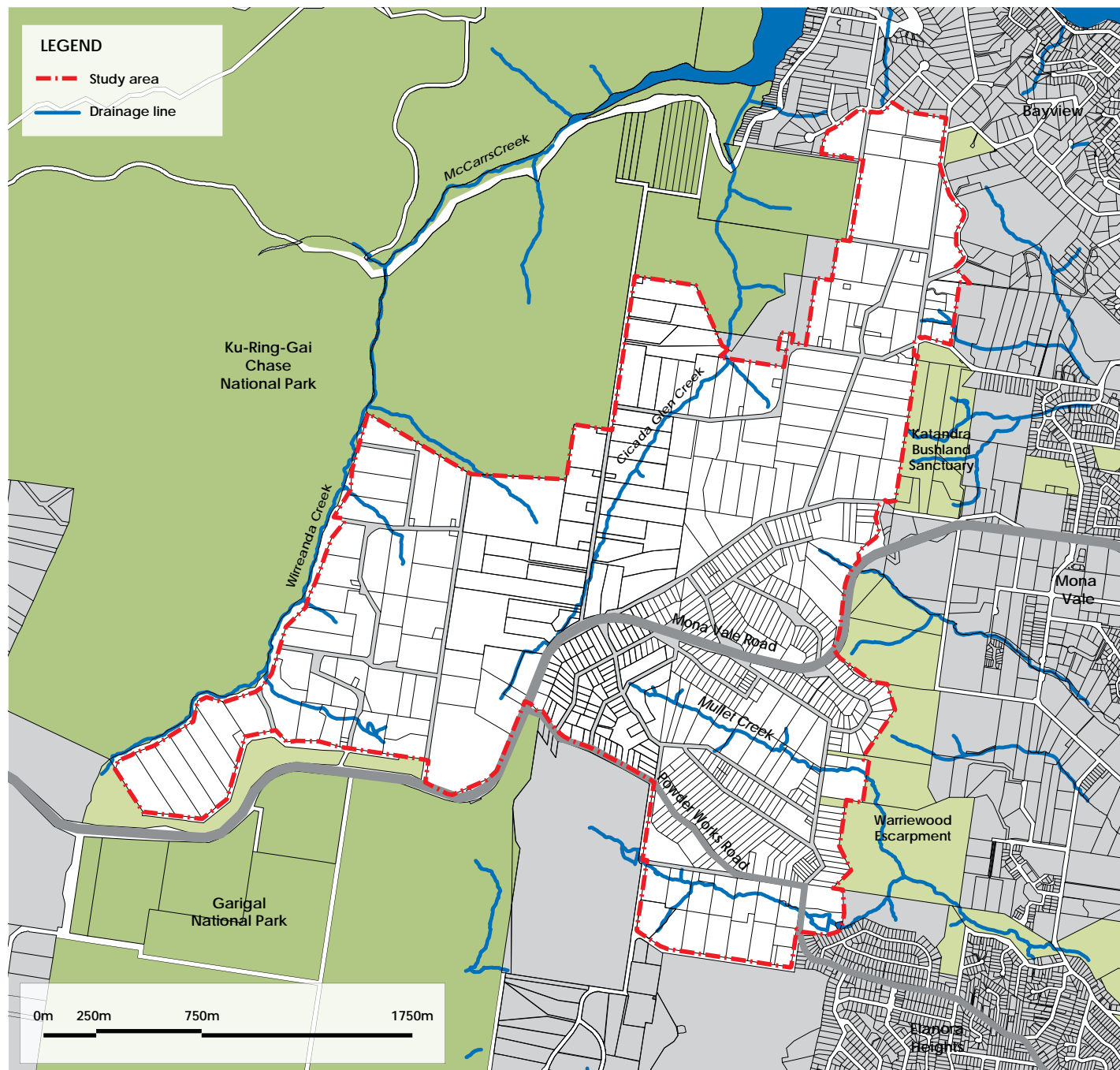


Source: Pittwater Council, 2013

Topography



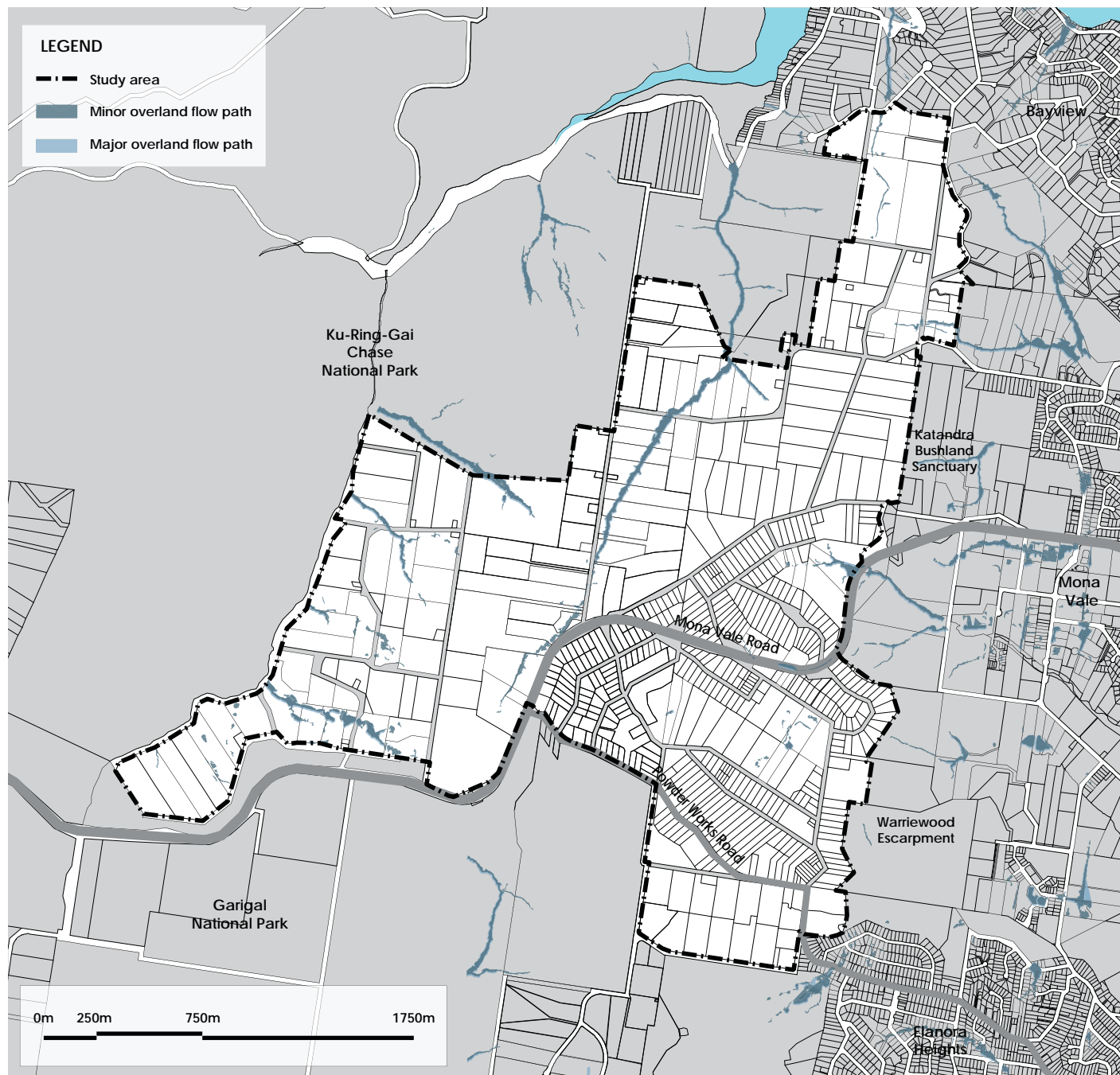




Source: Pittwater Council, 2013

Drainage

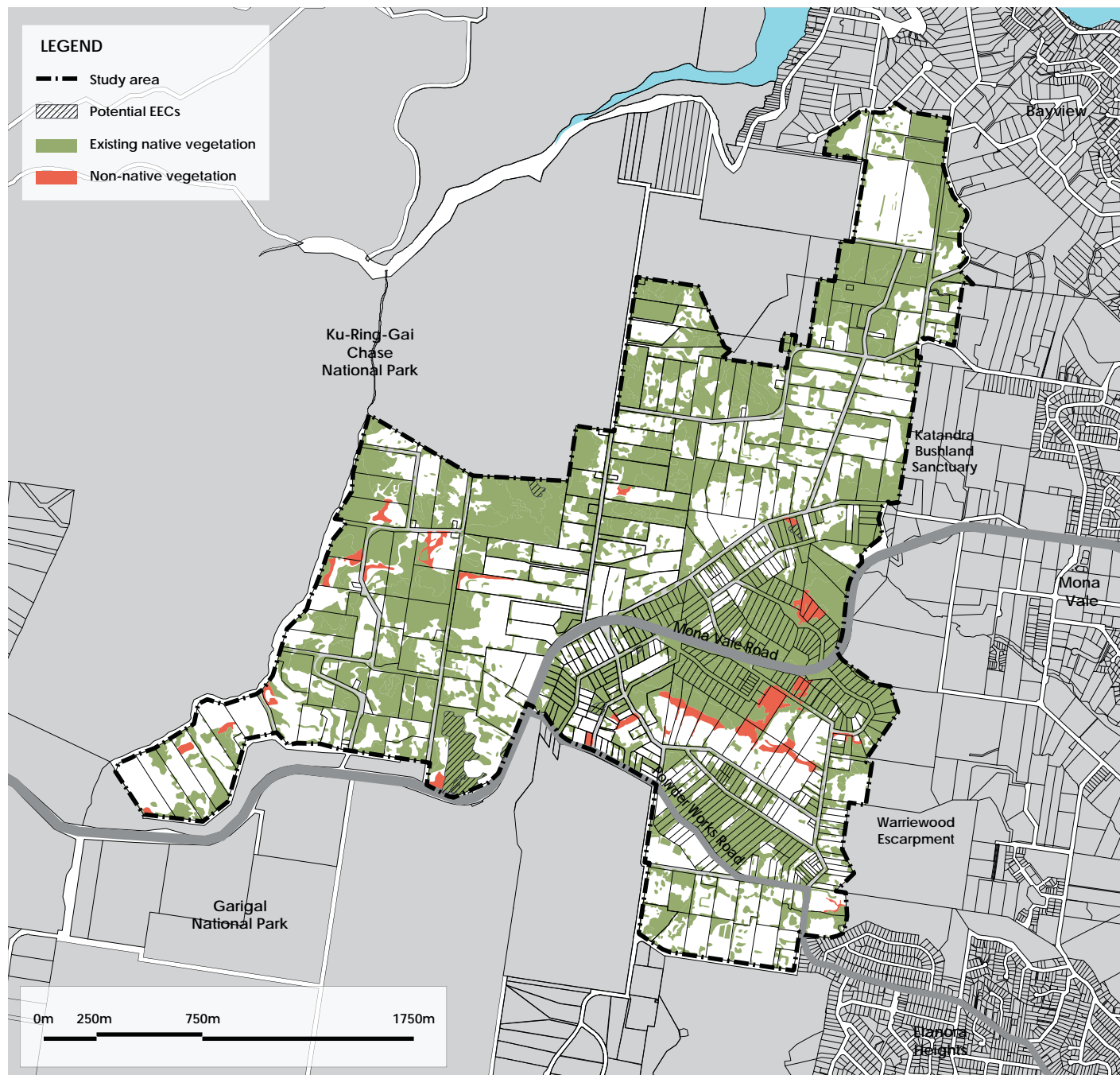




Source: Pittwater Council, 2013

## Preliminary flooding constraints





Source: Ecological Australia, 2013

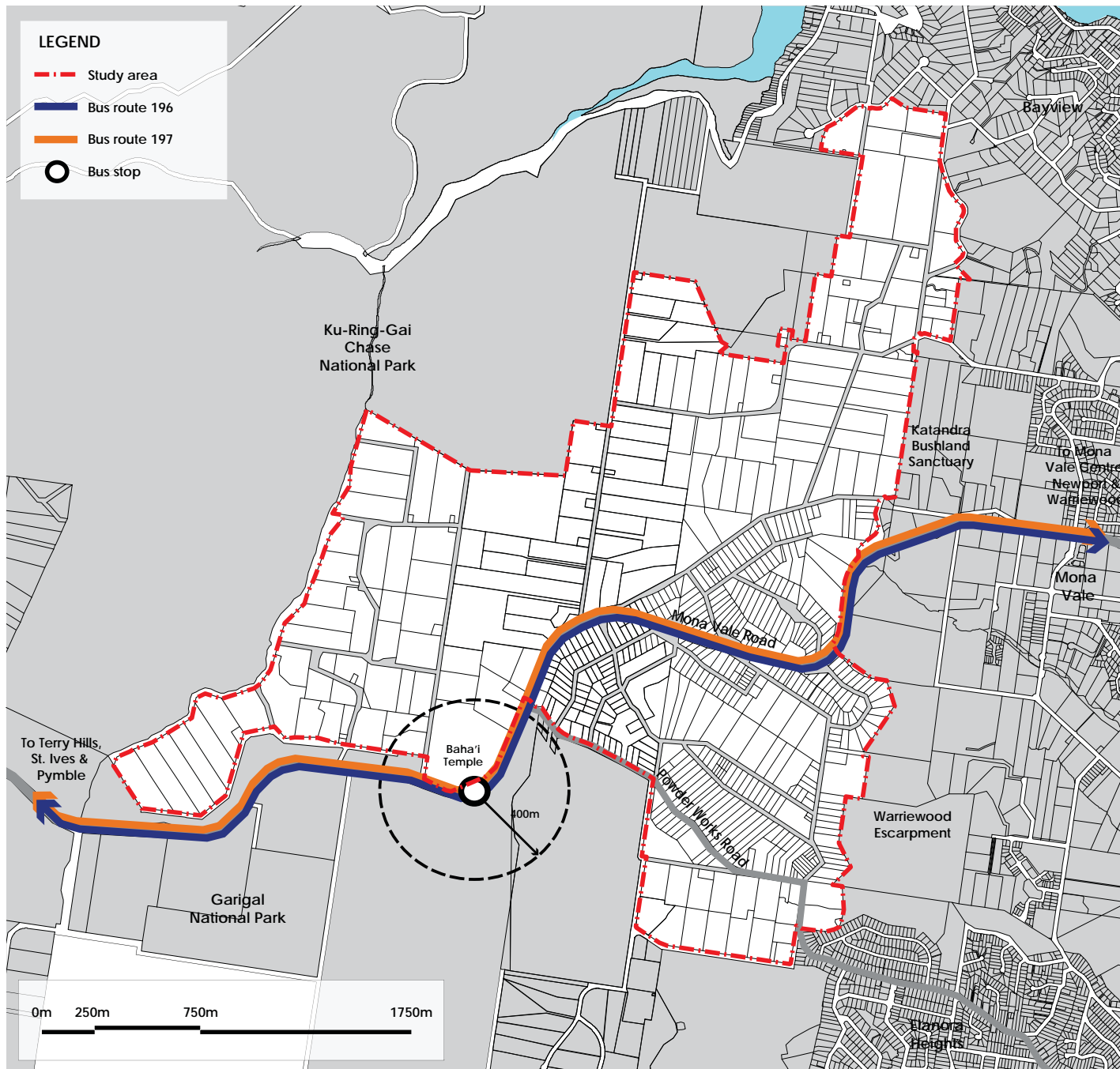
Preliminary vegetation mapping







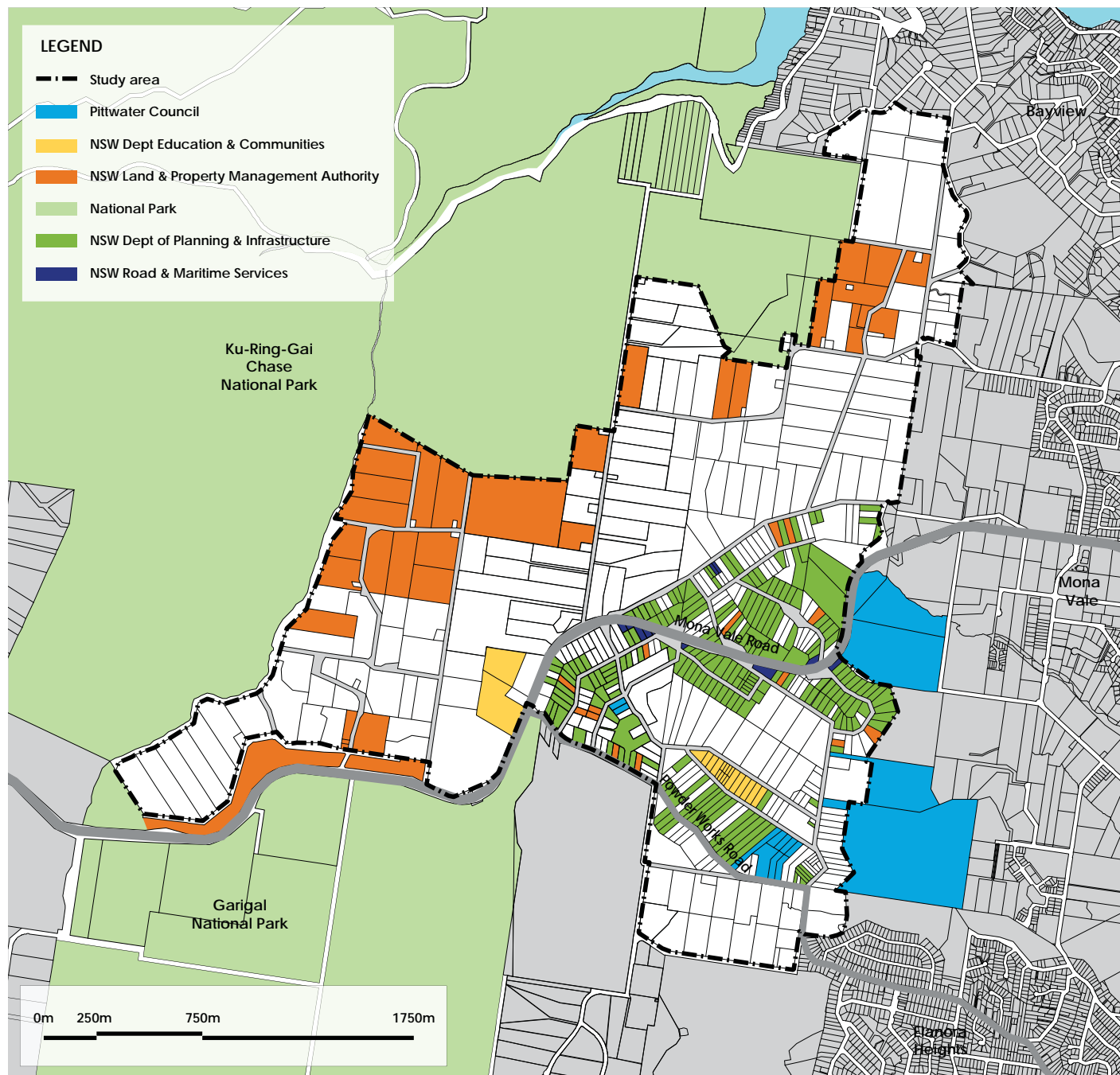




Source: Transport NSW 2013

Existing public transport






Source: Ecological Australia, 2013

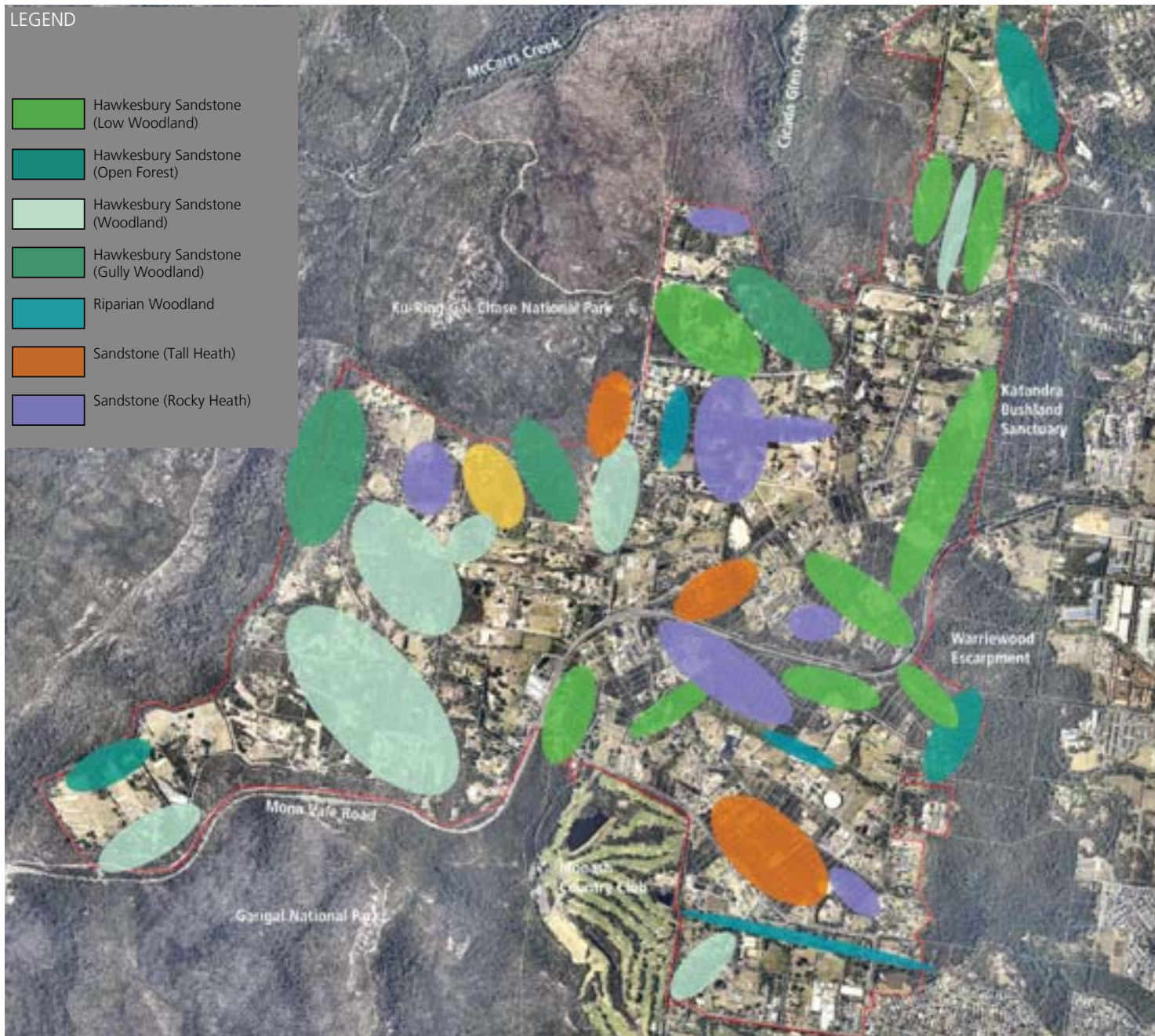
Land ownership





## LEGEND

-  Hawkesbury Sandstone (Low Woodland)
-  Hawkesbury Sandstone (Open Forest)
-  Hawkesbury Sandstone (Woodland)
-  Hawkesbury Sandstone (Gully Woodland)
-  Riparian Woodland
-  Sandstone (Tall Heath)
-  Sandstone (Rocky Heath)



Source: Place Design Group, 2013

Landscape analysis









# LEGEND

--- Creek Lines & Gullies

Riparian Corridors

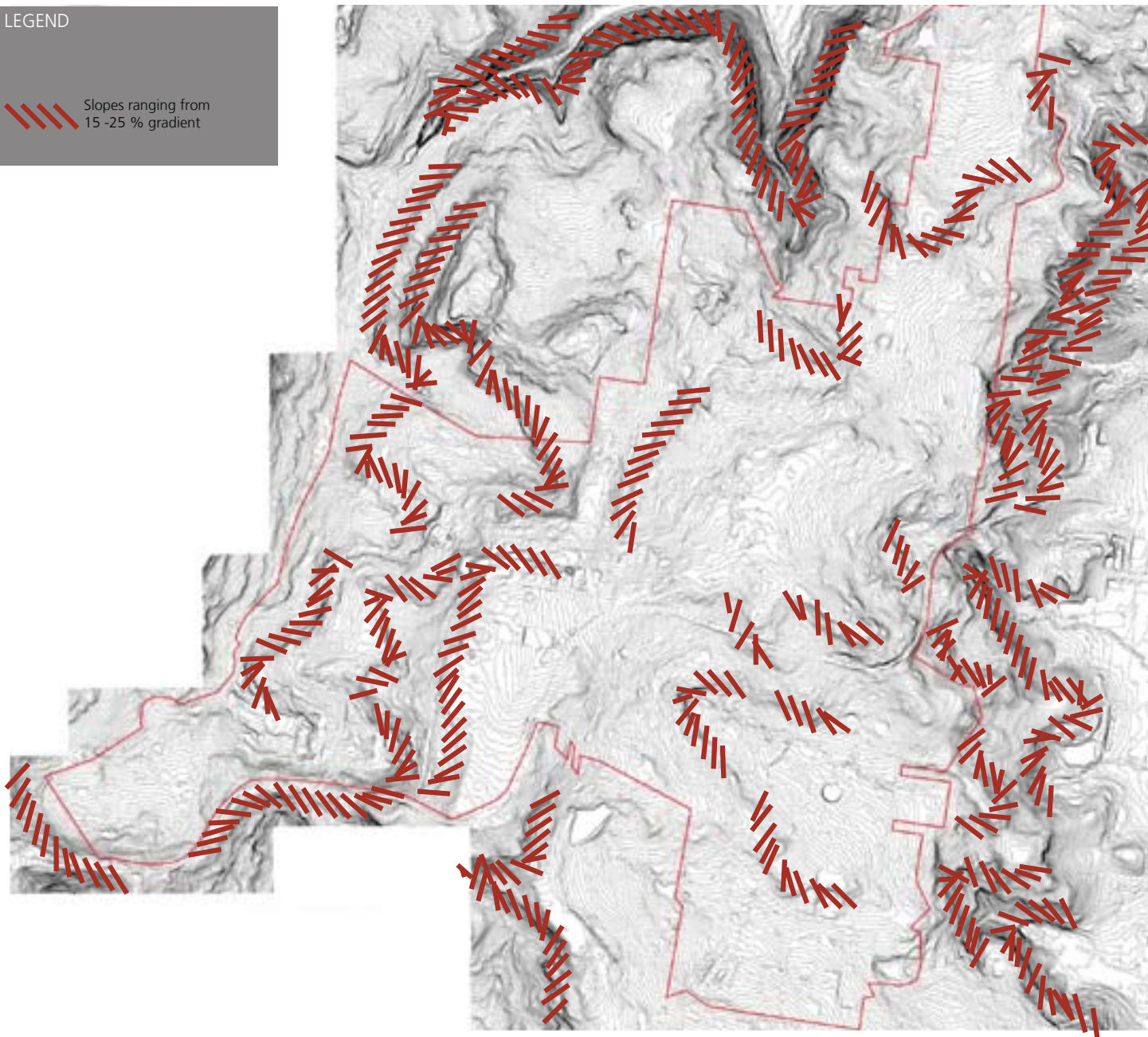
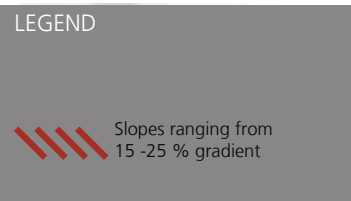


Source: Place Design Group, 2013

Landscape analysis



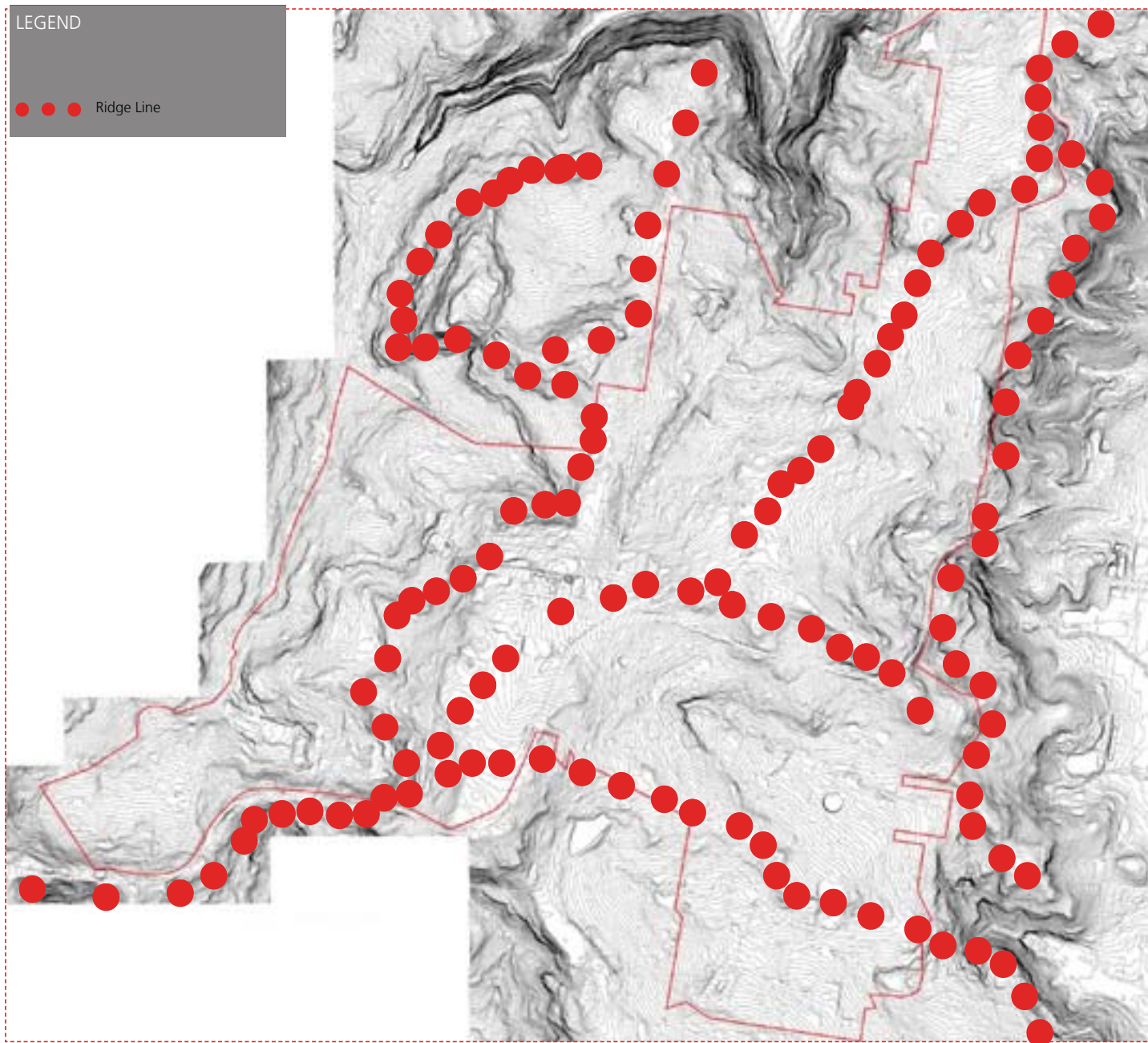




Source: Place Design Group, 2013

Landscape analysis



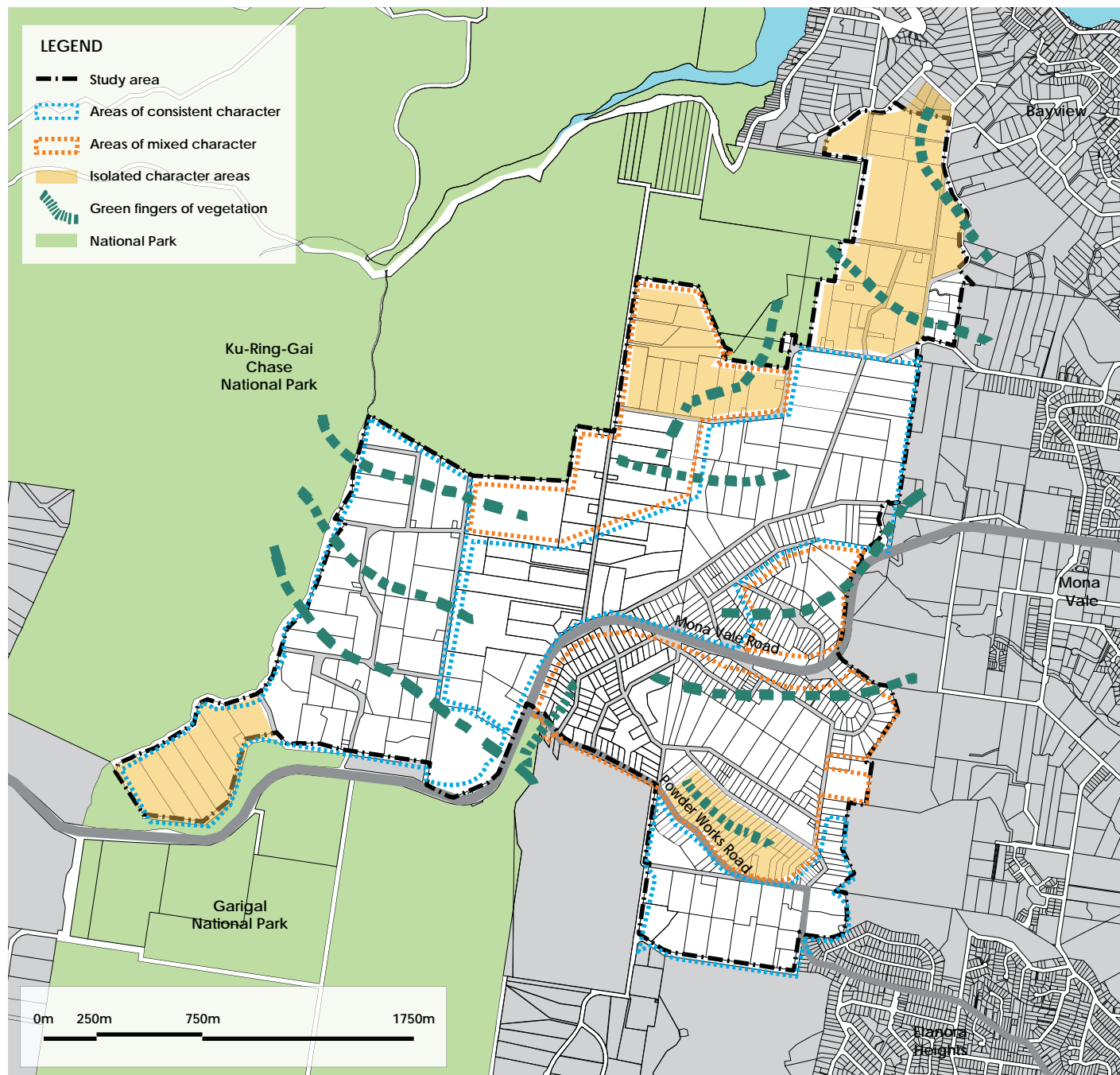


Source: Place Design Group, 2013

Landscape analysis





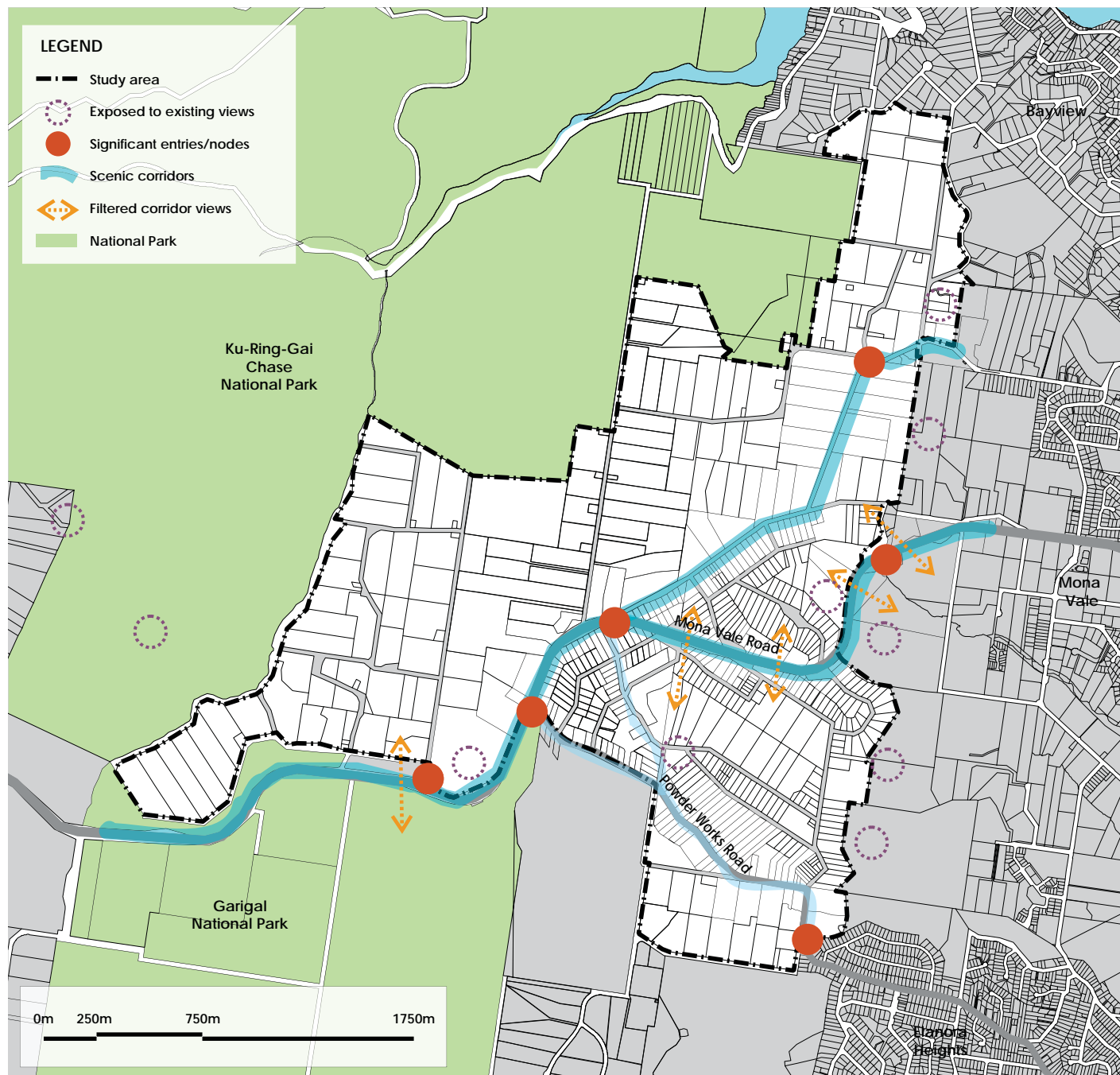


Source: Richard Lamb & Associates, 2013

Visual analysis







Source: Richard Lamb & Associates, 2013

Visual analysis



# Emerging Best Practice Principles

- Integrate sustainability elements into urban design; environmental, social and economic
- Respond sensitively to landscape and visually sensitive parts of the site
- Create a permeable, connective and walkable street network
- Create a public domain framework in the form of parks and communal open space
- Create urban densities that suit proximity to open space and neighbourhood amenity, walkability etc.
- Create landscape and ecological corridors that remain clear and coherent with street edges creating a threshold between public and private space
- Maintain the landscape character along Mona Vale Road
- If a centre is created within the Precinct it must have critical mass to support improved public transport
- Provide open space with any proposed commercial centre

# Next steps

- Identify of site opportunities + constraints including visual and landscape analysis
- Work with specialist contractors + stakeholders
- Development of a vision for Ingleside
- Develop draft structure plan options
- Enquiry by Design Workshops → the community will be encouraged to participate in these key steps + provide their feedback. To occur late early 2014
- Consider + test draft ILP options