

17 March 2011

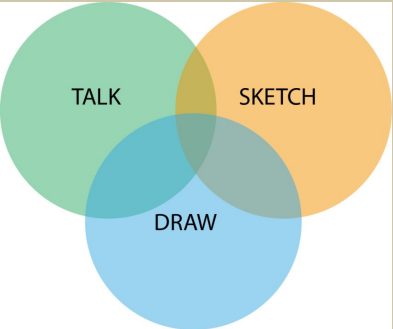


Strategic Objectives Workshop

Area E Locality Based Code

Hello and welcome to the second Area E Landowners Workshop.

Area E Process
Where we are at – Update



Today and the role of the Area E Landowners Workshop
'Talk – Sketch – Draw'


Recap on our Last Meeting

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Area E Site Analysis 10 February 2011



Today is the second of 3 intended landowners workshops, which are structured in a 'Talk – Sketch – Draw' format. Today comprises the 'Sketch' component, within which we will present to you:

A recap on the previous workshop

An update on the Part 3A Application

Discuss and workshop conceptual idea's, written strategies and diagrammatic structure plans further.

After today we will take away your comments and sketches and undertake further work to form the third meeting after that will form the 'draw' component where are ink in, or start to cement the provisions of the DCP.

The landowners working group meetings have been designed to enable you to have your say in a positive, respectful environment. So feel free to comment, ask questions and we encourage you to be active, but let's also be mindful and respectful of the views of others.

Contemporary urban design, set amongst a mosaic of environmental areas and vegetated open space.

The residential densities and lot layout **minimise urban sprawl**.

ESD principles are sympathetic to **environmental** and **topographic** constraints,

Ensuring **scenic views** from elevated areas are generally maintained

Focus is upon the village centre containing local-scale retail facilities and a multi-purpose community centre.

A strong private and **public transport** network connects Area E to surrounding localities.

It has high levels of **pedestrian walkability** to community facilities, open space and external areas, via pedestrian pathways, cycleways and walking trails.

A **network** of well-designed **public open spaces** ensures that the community are within walkable distances to recreation opportunities.

The public open spaces provide **visual relief to the urban** environment whilst providing opportunities for structured sporting activities and casual recreation.

These attributes all contribute to Area E being a **sustainable community** with strong social wellbeing and liveability.

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During our last workshop, we ran through the Vision that was provided by the Terranora Land Owners Group, that detailed the following key principles, which form a component of the basis for the Plan being prepared.

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We ran through a series of constraint analysis that is used to inform the DCP. As a reminder, as part of the Plan preparation, we start to build up a series of constraint maps and analysis which we review, integrate and overlay to find areas that are highly constrained, less constrained, and relatively free of constraint. You will recall that our constraint analysis indicated the presence of 3 development fingers, being a western, central and eastern precinct. We asked you to workshop and ground-truth and these constraints and have since compiled your comments centrally.

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Broadwater Parkway

Access to road Road Alignment Timing of Road Devaluation of properties
 Option through Wetland Option to Bilambil Cycleway
 No temporary access Council standards Small precinct plans

Open Space


Cycleway Underground power Community Gardens
Mixture of sizes & form Link to School & Community facilities
 Rehabilitate & embellish 7(d) land Botanic community areas
Bushland, what land will come back to Council?

General

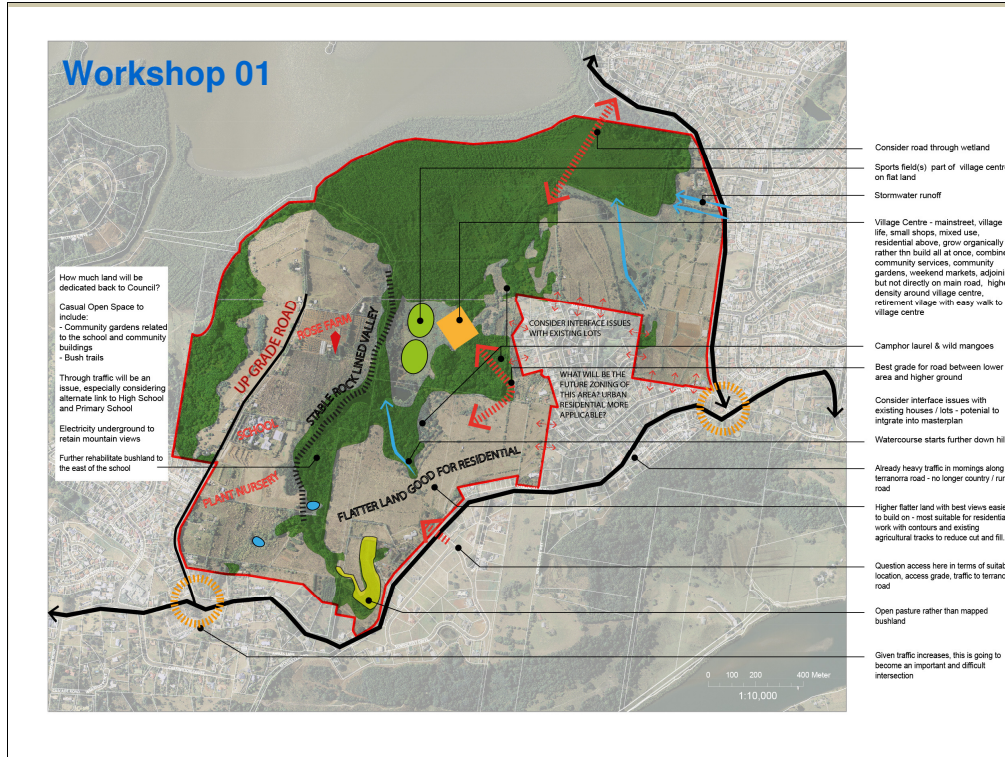
Dams Water pressure Water catchment and supply
Terranora Road intersection School safety & parking
 Traffic alternatives?? Mahers Lane upgrade?
Bushland, what is Council's position? Ground truthing

Area E Site Analysis

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Within those workshops, a number of questions, views and interest areas were raised. These included.



Within those workshops, a number of questions, views and interest areas were raised. These included.

In addition, we have now created a section of the Tweed Shire Council webpage, dedicated to Area E. Within the 'New Tweed Planning' section, you will find a tab for Area E, which contains background information, including a copy of the PDF and various Council reports, information on the DCP process, including copies of the first landowners working group slideshow, and in the near future, this slideshow, and finally some broad information on the Part 3A Major Project Application for the eastern portion of Area E. So, feel free to click around and have a look, we will be updating the page every couple of weeks with more material as it is developed.

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TWEED
SHIRE COUNCIL

Within this application the proponent seeks project approval for a 321-lot community title subdivision comprising:

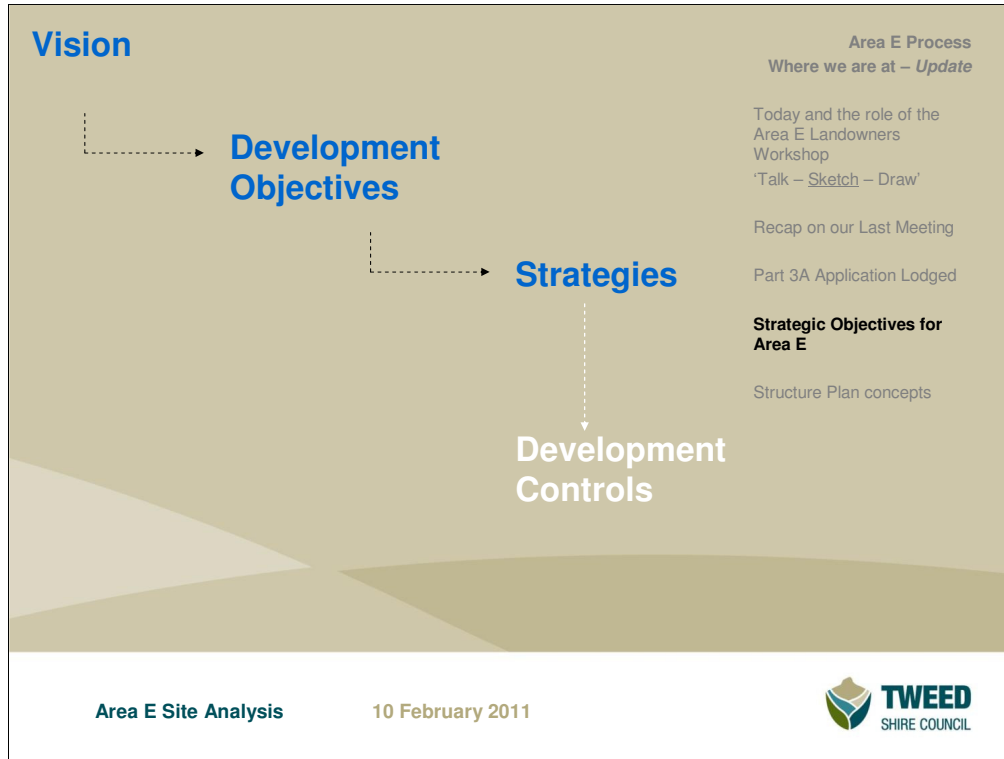
- 317 Residential lots,
- One community association lot (Lot 711),
- Public reserves (Lots 436 and 710),
- One drainage reserve lot (Lot 630) and,

The provision of all usual urban infrastructure including reticulated water, sewer, stormwater, power and telephone.

Bulk earthworks across the site will also be required to create the proposed final landform. A temporary road access is proposed to Fraser Drive to service the first stages of the subdivision. Approval is also sought for the construction of a temporary site sales office on proposed Lot 1103.

The application was lodged pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (the Act), and the Minister for Planning is the approval authority. A copy of the EA can be viewed online by going to the Department of Planning's Major Projects website.

Submissions should be received by close of business 4 April 2011 and forwarded to The Director, Metropolitan & Regional North, GPO Box 39 SYDNEY NSW 2001 with the reference 09_0166. Or you can contact assessing officer Tom FitzGerald on 02 9228 6521 during normal business hours



Moving onto today's workshop specifically.

After our last workshop, we took the Vision and Development Objectives you produced and started to draft thematic strategies which we felt would appropriately take the high level statements and objectives made, into more detailed controls, so drilling down to the next level of detail. The final step after developing strategies is developing specific Development Controls, which is something we are aiming to present at our next workshop.

We will run through each of the strategies now and how they link into a concept Structure Plan for Area E. Later on, when we start workshopping these strategies, we will provide each group with a table that details the Vision statement the land owners group provided, the collection of development objectives that we felt sought to implement that vision, then the strategies we drafted to take the next step of ensuring that the Vision and Development Objectives are met.

Environmental Protection Strategies

- To **preserve and protect** land of high **ecological significance** from urban development.
- To provide for the rehabilitation and **enhancement of degraded habitat** and ensure that comprehensive rehabilitation plans form part of any future development applications or masterplans.
- To provide for the protection and **improvement of existing hydrological conditions** in Terranora Broadwater.
- To provide a **natural growth boundary** to residential development and **visual relief** for the proposed urban environment.
- To **integrate localised 'green belts'** into the urban footprint to create additional wildlife corridors, and **embody urban development into a park-like setting**

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So, to kick off, the environmental strategies drafted.

Open Space Strategies

•Ensure the **provision of a structured open space** facility within the Area E Urban Release Area.

•Investigate the delivery of **alternate forms, uses and facilities for public open space**.

•Provide **a series of well designed public open spaces** that contributes to the identity, amenity and wellbeing of the community.

•Provide open space that is conveniently and safely **accessible to users**, particularly pedestrians and cyclists.

•To ensure that open space areas comprise **suitable dimensions**, quality of land and are unencumbered by hazards.

•To ensure the **protection and preservation of 'edges', biodiversity and amenity values** of areas of environmental significance, including wetlands, drainage channels and remnant vegetated areas.

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The Open Space Strategies drafted

Road Infrastructure Strategies

- Progressively **implement** the construction of **Broadwater Parkway**, the primary road for the Area E Urban Release Area. The design of Broadwater Parkway should **include a range of public domain treatments** and address the key issues of **pedestrian movement and comfort, efficient vehicle movement, and establish a key entry statement** and journey to the overall character and appearance Area E.

- Ensure the road layout and design within Area E provides **access opportunities between the existing urban fabric**, particularly to the East and West, for an **efficient bus transport option**. Suitable locations and attractive bus shelter designs should be pursued to further encourage this sustainable mode of transport.

- Ensure that there is **adequate integrated bicycle facilities** (parking and on/off street routes). Particular **consideration** should be given to providing **East-West links** throughout Area E that **traverse the same contour**, or provide minimal transition in elevation to further encourage this healthy and sustainable form of transport

- Ensure that **pedestrians have convenient and safe access** to all facilities whether it is for work or recreational purposes via a comprehensive pedestrian network

- Ensure that there is sufficient road capacity to support future traffic growth and that the existing intersection methods of control are adequate to accommodate future traffic levels

- Ensure that the **access** between residential areas and the village centre is as **direct and convenient** as possible and avoids unnecessary circuitous routes

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Movement strategies

Water & Sewer Infrastructure Strategies

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At this stage we are still developing a written water and sewer strategy, however this plan indicatively represents the likely requirements and locations of infrastructure to facilitate the development.

It is worth noting that whilst the logical development staging of Area E would run from east to west, by way of provision of Broadwater Parkway, the water and sewer provision makes greater sense to commence from west to east as the major infrastructure to service Area E is located on the western side, where there is an increase in elevation. Depending on the ultimate staging of Area E as pursued by you as landowners, the location, size, quantity and timing of the infrastructure provision changes significantly.

This is something to be mindful of, and will be discussed within the DCP.

Hazard Strategies		Area E Process
<p>Bushfire</p> <ul style="list-style-type: none"> •Provide a subdivision layout that reflects the presence of bushfire prone land. Incorporate designed elements and urban buffers, such as lot size and orientation, perimeter roads or overland drainage reserves, to enable the maintenance of existing vegetation and provide adequate separation of residential landuses from the hazard. 		<p>Where we are at – Update</p> <p>Today and the role of the Area E Landowners Workshop</p>
<p>Flooding</p> <ul style="list-style-type: none"> •Ensure that development is appropriately designed to account for potential climate change impacts •Provide only suitable development and landuses within land identified as affected by a Probable Maximum Flood. 		<p>'Talk – <u>Sketch</u> – Draw'</p> <p>Recap on our Last Meeting</p>
<p>Soil Stability</p> <ul style="list-style-type: none"> •Areas identified as 'currently unsuitable' are excluded from development for urban purposes or other purposes than are sensitive to soil stability. •Areas identified as 'marginal' and 'restrictive' are able to be developed but will require more sensitive design. 		<p>Part 3A Application Lodged</p>
<p>Acid Sulfate Soils</p> <ul style="list-style-type: none"> •The development of land subject to Class 2 ASS is to be minimised and predominately restricted to essential infrastructure. •Within the village centre, development in accordance with the Structure Plan may be permitted where design and construction methods are sensitive to potential acid sulfate soils. 		<p>Strategic Objectives for Area E</p> <p>Structure Plan concepts</p>
<p>Area E Site Analysis 10 February 2011</p>		

The Strategies for identified hazards

Vision Statement

“The vision for the Development Code is to create opportunities for a high quality suburban and village life style that recognises its contextual relationship to both the site and the landscape character of the Tweed by providing a sense of place and community, environmental stewardship as well as accessibility to all urban services including a range of open space opportunities and the provision of water, sewer and road infrastructure.”

The overall Development Code concept is to produce a high quality residential and village centre area, which offers a range of housing types and community services, and maximizes the opportunities provided by the topography.

The aim is to create a suburban environment that is both complementary to the site in terms of environmental sensitivity and undulating topography whilst being distinctive in character and design, reflecting best practice greenfield subdivision.

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Vision statement recognising the unique landscape and visual character of the Area E site through a balance of environmental protection and sensitive development.

Bringing together the vision stated within the Landowners Vision document and strategies so far drafted as part of this workshop process.

Vision seeks to accommodate appropriate uses over appropriate parts of the site – to work with the site rather than substantially alter the site to fit predetermined land uses / building types.

Emphasis on the creation of a community with all the open space, recreation, commercial and residential and sense of place.

Vision Mosaic



Area E Site Analysis

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The overriding vision mosaic includes:

- Environmental stewardship;
- Contemporary suburban village lifestyle;
- Village centre as the social, economic and cultural hub of the community;
- Creating a distinctive sense of place and character;
- Co-location of activities within walking distance of the village centre including main street retail strip, open space, market parks, community gardens;
- Integration of food stewardship into local pocket parks for community and market garden opportunity;
- An architecture and building design which works with both the climatic context and sloping site condition;
- Provision of best practice greenfield subdivision design principles in terms of sloping site, solar orientation, mix of lot size and development opportunity integrated with connected open space and environmental protection areas, and provision of integrated infrastructure services including water, sewer, power and IT.

Subdivision Design Objectives

- Encourage subdivision design which maximises opportunity for good solar orientation and access to prevailing breezes in terms of street layout and lot configuration.
 - To provide for a range of lot sizes and medium density integrated sites which will provide a broader range of housing types and housing choice for future occupants.
 - To integrate road layout with open space and pedestrian / cycle paths to achieve good access, connectivity and site permeability.
 - Encourage subdivision design which minimises bulk earth works and maintains the integrity of the natural landscape.
- Integrate the principles of WSUD into street and open space design.
- Provide a subdivision layout that reflects the presence of bushfire prone land.
 - Incorporate designed elements and urban buffers, such as lot size and orientation, perimeter roads or overland drainage reserves, to enable the maintenance of existing vegetation and provide adequate separation of residential land uses from the hazard.
 - Ensure that development is appropriately designed to account for potential climate change impacts.
 - Provide only suitable development and land uses within land identified as affected by a Probable Maximum Flood.

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Provision of best practice greenfield subdivision design principles in terms of sloping site, solar orientation, mix of lot size and development opportunity integrated with connected open space and environmental protection areas, and provision of integrated infrastructure services including water, sewer, power and IT.

Subdivision Concept Plan

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Subdivision Principles

Environmental

Preservation and enhancement / rehabilitation of environmental zones, maintenance of open drainage networks where possible, preservation of native bush land vegetation where possible.

Recognised as areas high environmental amenity value.

Open Space

Integration of a variety of open space opportunities including mix of structured and more informal opportunities. Link these back to drainage lines and bush land corridors and environmental protection areas creating ecological links permeating through the settlement.

Place making and Community

Identification of the most appropriate area across the site as the centre node centre, retail, community open space. Nexus of uses between. Recognizable centre of the study area. Social, economic, cultural and recreational hub of the settlement.

Land forming

Maintaining the integrity of the undulating landscape by reducing bulk earth works and site benching. The visual and landscape amenity is an important part the site and regions character.

Road Layout

Road layout to work with landform and contours reducing the amount of bulk earth works and retaining walls. Roads to generally follow a north-south; east west orientation to maximise opportunity for best solar orientation. Street pattern to be orthogonal and connected creating more regular lot sizes and shapes which are easier to build on. Street which run north south to take advantage of long views towards the Terranorra Broadwater.

Built form objectives - Appropriate built form to suit the undulating landform and sloping sites. Buildings should also be responsive to the climatic conditions of the site including solar path, solar exposure / shading, prevailing breezes, appropriate materials, internal and external living area configurations.

Dwelling and Allotment Mix - Subdivision design to include a range of lot sizes accommodating a range of building typologies. Emphasis on working with the landform, thereby accommodating appropriate building types on appropriate parts of the site to reduce bulk earth works. Accommodation types should include a mix of allotment sizes, integrated and multi-unit development opportunities, housing for aged care and shop top housing within the village centre.

Village Centre Objectives

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- The village centre is to be the primary activity hub for the Area E Village by providing staged opportunity for retail, commercial and residential development, encouraging a range and mix of business and community uses and, improving the quality of the public domain and enriching the experience of its users.
- To encourage the development of the village centre as a 'high street' with integrated car parking, vehicular and pedestrian circulation and public domain improvements.
- Facilitate the development of key sites to an exemplary high standard of architecture and urban design which provides built form character embraces the public domain and provides landmark developments for the Area E community.
- Development of village centre to progressively implement a range of public domain and infrastructure works that address the key issues of pedestrian movement and comfort, parking and efficient vehicle movement, and improvements to the overall character and appearance of the village centre.

Area E Site Analysis
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Place making and Community

Identification of the most appropriate area across the site as the centre node centre, retail, community open space and creation of a strong nexus of uses between. Village centre needs to be the recognizable centre of the study area in terms of use and built form. The village centre needs to reflect:

- Contemporary suburban village lifestyle;
- Village centre as the social, economic and cultural hub of the community;
- Creating a distinctive sense of place and character in terms of use and built form / architecture;
- Co-location of activities within walking distance of the village centre including main street retail strip, open space, market parks, community gardens.

The core urban design principles to be integrated within the design of the village centre include:

- Adaptability – accommodating a range of uses including retail, residential, community and open space, temporary and ephemeral uses such as fetes, markets etc
- Active edges – integration of main street design principles, collection of finer grain retail units and a defined street edge of a scale commensurate with the village character.
- Legibility – simple form and structure plan design. Integration of open space as important part of the village centre.
- Connectivity – despite challenges of the sloping site, strive for strong pedestrian along with vehicular connectivity of the village centre with surrounding residential areas. Use of open space areas for pedestrian connectivity.
- Lifecycle appeal – provide opportunity for a range of uses which appeals to a wide age cycle and community enhancement. This includes open space, sports and recreation as well as community centre, community gardens and other social infrastructure.
- Safety – Integration of residential uses within the village hub increases passive surveillance and safety.

Village Centre Concept - Pottsville



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Existing village centre in high street configuration.

Collection of fine grain retail uses.

Integration of small supermarket as retail anchor.

Building height and scale (2 storeys) commensurate with village character.

Location of oval within village centre contributes strongly to village character, and usage.

Market Park operates every second weekend, drawing day-trippers from the regional and subregional catchment.

Village Centre Concept - Pottsville



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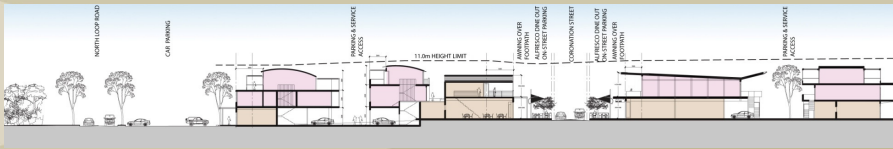
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New development opportunity within Pottsville Village seeks to consolidate the centres role and functions as the centre of retail, social, economic and community activity. Provision for more residential accommodation within the village centre.

Residential Objectives

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- To encourage a range of housing types and housing choice across the site and to ensure that the appropriate housing types are located on appropriate parts of the site;
- Promote a residential building types which employs the principals of passive design including response to the local climate, environment and specific site condition including solar orientation, prevailing breezes as well as integrating landscape with building,
- Promote development that requires minimal cut and fill or topographical adjustment - design building to suit the site rather than altering the site to fit the building;
- Promote building types and construction which is structurally suited to the sloping site conditions;
- Housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping;
- Housing design which promotes street character with choice of materials and colours to suit the climatic region and the coastal hinterland context, generous windows, inviting front door, veranda or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.

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Built form objectives

Appropriate built form to suit the undulating landform and sloping sites. Buildings should also be responsive to the climatic conditions of the site including solar path, solar exposure / shading, prevailing breezes, appropriate materials, internal and external living area configurations.

Dwelling and Allotment Mix

Subdivision design to include a range of lot sizes accommodating a range of building typologies. Emphasis on working with the landform, thereby accommodating appropriate building types on appropriate parts of the site to reduce bulk earth works. Accommodation types should include a mix of allotment sizes, integrated and multi-unit development opportunities, housing for aged care and shop top housing within the village centre.

Residential Mosaic



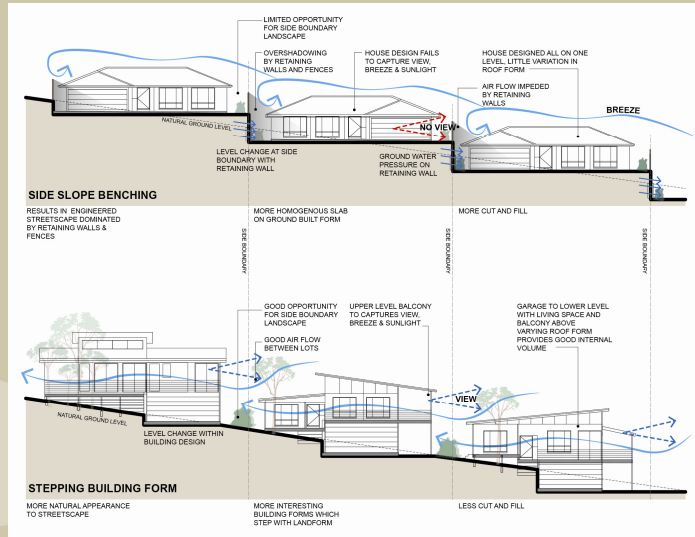
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Buildings which respond to site sloping conditions. Structural systems which step and suspend create interesting built form outcomes which respond better to our subtropical climate.

Residential Objectives – Cut and Fill



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Two examples of side slope development. Interface and amenity issues with the benching example. The sloping site design benefits from an elevated balcony for view and prevailing breezes.

Residential Objectives – Cut & Fill



Benching



Part slab / Part Suspended

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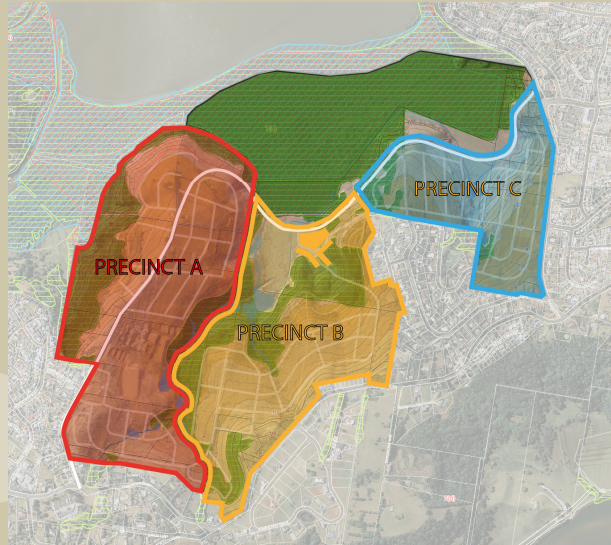
Photographic examples of two side sloping developments. Interface and amenity issues with the benching example. The sloping site design benefits from an elevated balcony for view and prevailing breezes.

Residential Objectives – Sloping Sites

	Slope	Indicative Building Type	Appropriate Structure Type	Housing example	Cut and Fill Implications	
FLAT 0-6° MODERATE 8-12° STEEP 14-18° EXTREME >20°	0-6° (0.0% w 1:5)		<ul style="list-style-type: none"> Broad residential housing type Single slab on ground no level changes required within building design 		<ul style="list-style-type: none"> Limited site disturbance and good access off street and limited cut and fill or retaining walls required, less than 1.0m 	
	8° (0.8% w 1:7)		<ul style="list-style-type: none"> May be considered for all slope types No single slab on ground Stepping slab system Split slab system Part slab part platform system Platform system (suspended post & beam) Pole House Level changes within building design garage set under protruding decks on up slope sites reduces visual impact on down slopes garage under house may result in steep driveway grades on down slopes a detached garage reduces bulk building form 		<ul style="list-style-type: none"> 8-12° (14-21%) <ul style="list-style-type: none"> moderate fall of approximately 5m over a 30m site (on a 10° site) moderate graded access of 1.5:6 up or down from street over 1.5m cut and fill required with stepping or suspended slabs often results in half lower storey or undercroft often need for battered landscaped beds and/or small retaining walls 	
	12° (0.8% w 1:6)					<ul style="list-style-type: none"> 12-14° (21-29%) <ul style="list-style-type: none"> steep fall across site of approximately 7.4m over a 30m site (on a 14° site) steep graded access up or down from street of approximately 1:4 cut and fill over 2.5m required with stepped or suspended slabs may require full level change within building envelope results in need for battered beds and/or retaining walls
	12° (0.2% w 14:1)					
	14° (0.8% w 1:6)			<ul style="list-style-type: none"> May be considered for all slope types No single slab on ground Split level design Part slab part platform system Platform system Level changes within building design garage set under protruding decks on up slope sites reduces visual impact on down slopes garage under house may result in steep driveway grades on down slopes a detached garage reduces bulk building form 		<ul style="list-style-type: none"> 14-18° (1:3.5 - 1:3.0) <ul style="list-style-type: none"> extremely steep fall across the site of approximately 8.6m over a 30m site steep graded access up or down from the street of approximately 1:3.5 Limited cut and fill appropriate given the resulting retaining walls and extremely limited 'useful' areas which could be achieved relies on balcony areas for open space full level change within building envelope required Results in battered landscaped beds and/or retaining walls
	14° (0.8% w 1:3)					
	18° (0.2% w 1:3)					
	20° (0.8% w 1:3)			<ul style="list-style-type: none"> Appropriate for down slope sites only Pole design Platform system Split level 		<ul style="list-style-type: none"> over 18° <ul style="list-style-type: none"> extremely steep fall across the site of approximately 9.7m over 30m steep graded access up or down from the street of approximately 1:2.7 Not suited to cut and fill which would require large engineered retaining elements

Development of a guideline matrix which matches appropriate structural options with sloping conditions on a sliding scale.

Residential Precincts



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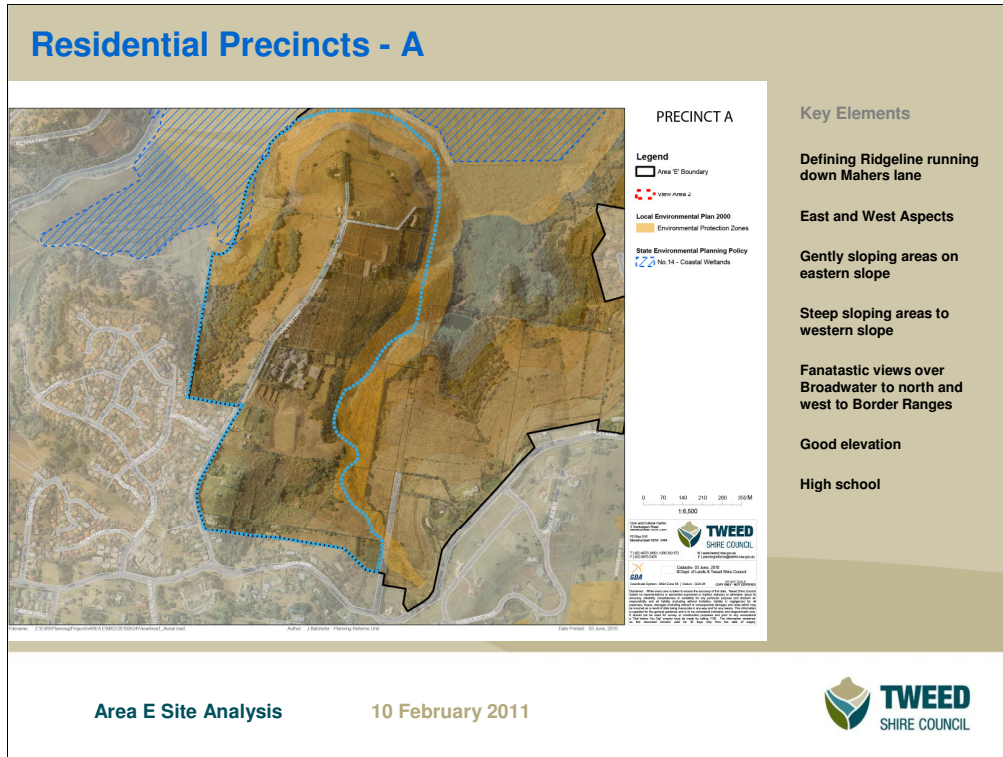
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Area E Site Analysis

10 February 2011

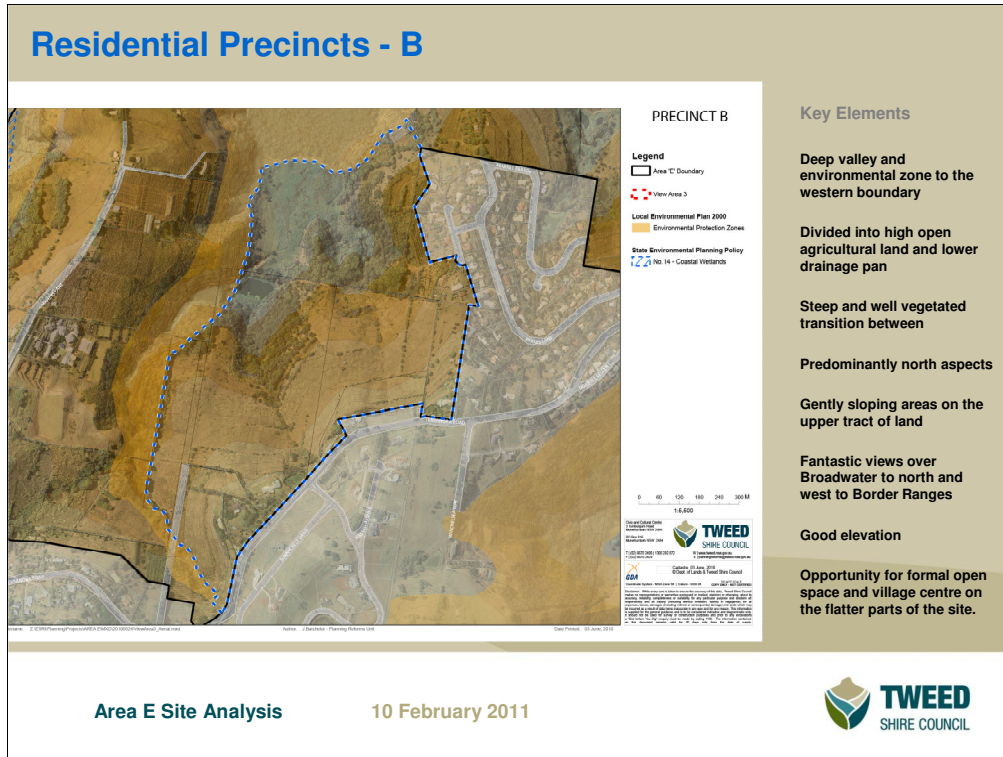


Division of Area E site into 3 distinct precincts to break down into more detailed structure planning design and understanding of more precinct specific design challenges and opportunities.



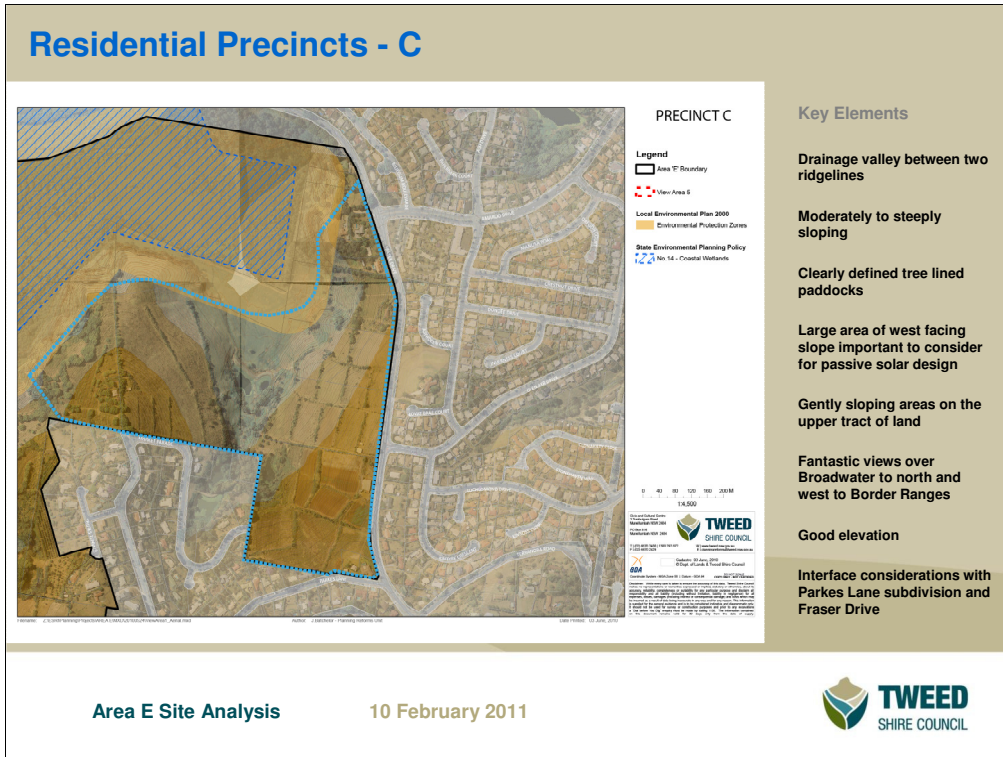
Precinct A Considerations:

- Defining western Ridgeline running down Mahers lane
- East and West (hot afternoon sun) aspects on either side of the ridgeline
- Gently sloping areas on eastern slope especially around the rose farm
- Steep sloping areas to western slope which is heavily vegetated towards the bottom of the slope
- Fanatic views over Broadwater to north and west to Border Ranges
- Good elevation, receiving cooling prevailing breezes affording excellent views.
- Lindisfarm High school dominant existing land use



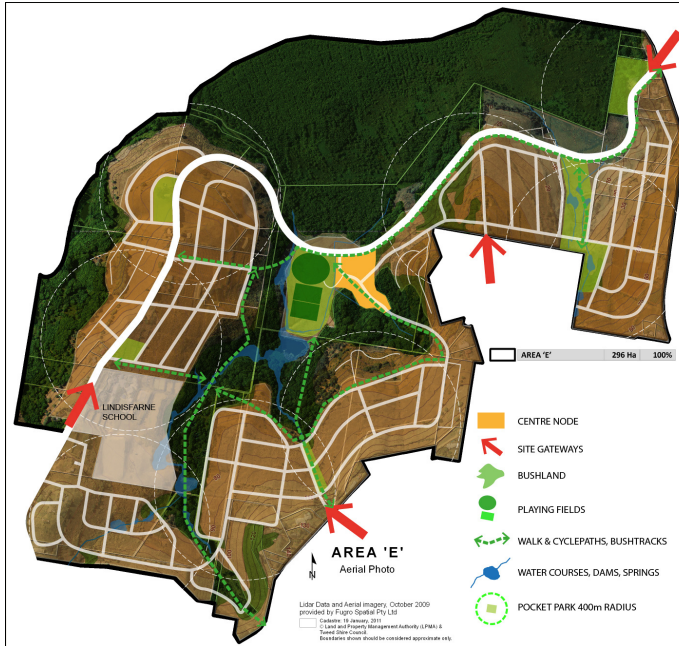
Precinct B Considerations:

- Deep valley and environmental zone to the western boundary
- Divided into high open agricultural land and lower drainage pan
- Steep and well vegetated transition between
- Predominantly north aspects
- Gently sloping areas on the upper part of the site
- Fantastic views over Broadwater to north and west to Border Ranges
- Good elevation
- Opportunity for formal open space and village centre on the flatter parts of the site.



Precinct C Considerations:

- Drainage valley between two ridgelines
- Moderately to steeply sloping
- Clearly defined tree lined paddocks
- Large area of west facing slope (hot afternoon sun) important to consider for passive solar design
- Gently sloping areas on the upper tract of land
- Fantastic views over Broadwater to north and west to Border Ranges
- Good elevation and opportunity to take advantage of view and prevailing breezes
- Interface considerations with Parkes Lane subdivision and Fraser Drive



Area E Process
Where we are at – Update

Today and the role of the Area E Landowners Workshop
‘Talk – Sketch – Draw’

Recap on our Last Meeting

Part 3A Application Lodged

Strategic Objectives for Area E

Structure Plan concepts

- Environmental Objectives
- Network of Open Space
- Place making and Community
- Landscape and Visual Character
- Subdivision Design Land forming
- Built Form
- Provision of infrastructure

Workshop Exercise



- Divide into precinct groups**
- Ground truthing constraints & opportunities within precinct**
e.g. where are the water fed springs, where is the camphor laurel etc
- Adaption of structure planning principles to different sites**
- Your own or additional structure planning principles and considerations**
- Aspirations of individual land owners**
- Expression of development ambitions**
- Draw and trace over the top of provided plans**

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So what we are going to do now is workshop some of the things we've worked through today. If you're not already, it would be appreciated if you could sit at the table that reflects your land within 3 fingers of developable land within Area E, being the eastern portion, central and western portion.

We'll spend the next hour or so on is discussing with you in these small group the concepts we've covered today against the specifics in terms of your area. On each table you will find a copy of the concept structure plan, as well as a table which details the Vision, then the specific Development Objectives and Strategies drafted to accomplish that vision. These are for you to work through as a group and draw and write over the top of, with your individual and group views.

In particular, we're asking you, with the assistance of the staff here today, to critically review the Vision, Development Objectives, Strategy and Concept Structure Plan firstly individually.

Secondly, consider the links between creating a Vision, which leads to broad Development Objectives, which in turn leads to a more specific strategy. Ask yourself, Are these links valid? Do they relate or 'talk' each other as complimentary?

Thirdly, review the concept Structure Plan. Does the Structure Plan reflect the Vision, Development Objectives and Strategies? Is there a different way of achieving these goals? Of course there is, there's lots of ways to achieve those goals, but what are they? What would you like to see on the ground in your backyard?

Finally, are there gaps? Are there additional elements needed? Where might further detail be needed to reach specific goals, or ensure a particular quality to future development?