

## Ingleburn Urban Village

Ingleburn is an Urban Village. It is characterised by a mixture of land uses (residential, commercial, public spaces), it offers a range of residential types as well as a variety of services and functions, resulting in a strong sense of community and high level of interaction between residents. These defining concepts understand that Ingleburn in its current form represents a true example of an Urban Village.

### The Vision

*The Ingleburn Urban Village will be a thriving hub of community exchange and interaction within a vibrant attractive urban centre. Focused on the provision of support services, a café culture and distinctive retailing opportunities the Ingleburn Urban Village will provide an unsurpassed main/high street experience within western Sydney.*

*Future development will bring with it a new aesthetic that reflects the uniqueness of the Ingleburn Urban Village helping to revitalise the centre as a whole. The height and density of new developments must be designed to ensure Ingleburn's defining characteristics such as the village feel and high level pedestrian amenity are maintained and enhanced.*

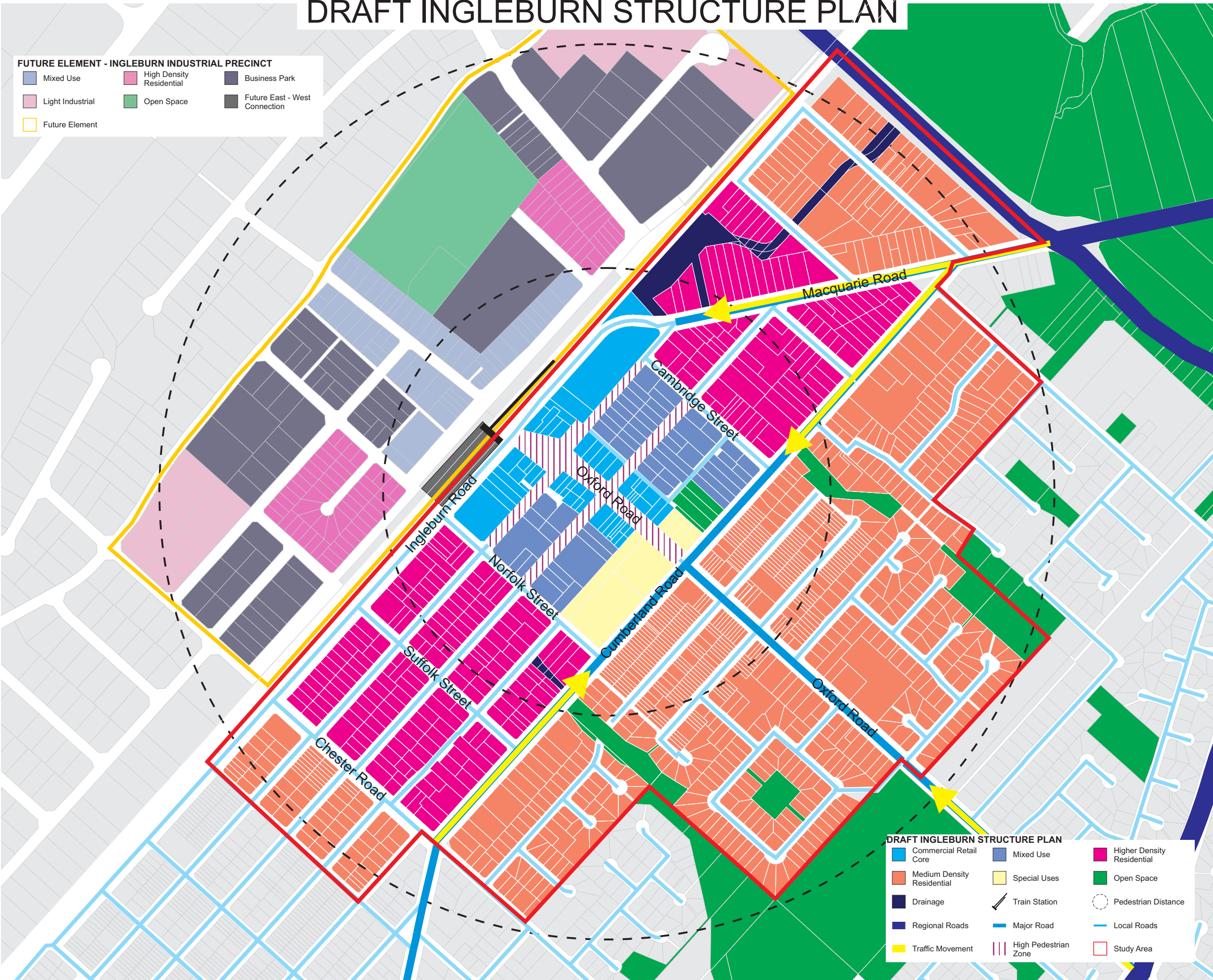
### The Structure Plan

The Structure Plan provides an overall guide to the future development of the Ingleburn Urban Village in response to the adopted Vision.

Five key elements which underpin the Structure Plan. They are the:

1. Re-enforcement of Oxford Street as the focus of community interaction and main street shopping;
2. Introduction of mixed use developments to allow for the expansion of commercial/retail opportunities;
3. Introduction of higher density living opportunities;
4. Expansion of the existing medium density zone beyond Cumberland Road and the consideration of height limits in excess of two storeys in this area: and
5. Creation of new public spaces.

# DRAFT INGLEBURN STRUCTURE PLAN





# The Dense Core

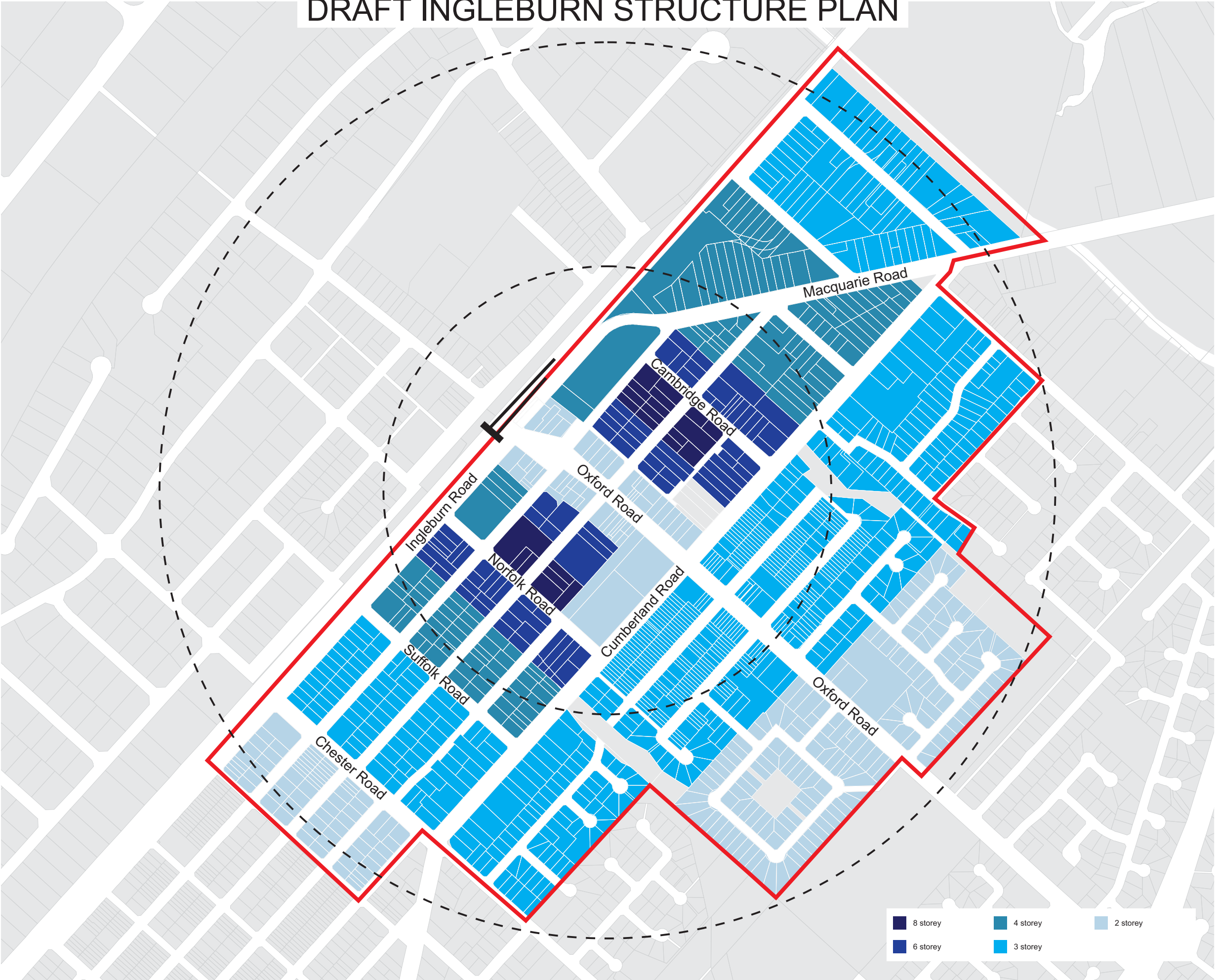
The need to allow for growth and the desire to bring new activity and vitality into the heart of Ingleburn requires a degree of intensification. The ideas around the types of development and heights with the Village Centre were keenly argued during the consultation period. This often pitted the idea of the Village against that of the dense centre.

In developing the Structure Plan a third option has been considered and adopted. This concept sought to allow for a range of densities across the study area, with the most dense to be within the core of the Village Centre. These densities, however, were carefully planned and located so as not to conflict with other elements of the design philosophy, such as the Village.

This results in only a limited component of the study area being proposed for heights above the existing limit. The areas have been set back from Oxford Road to ensure limited impact on the Village feel and amenity of the main street.



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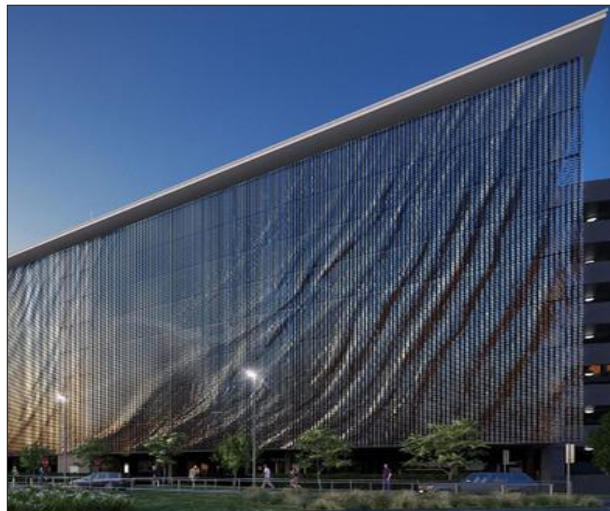


Accessibility and Parking

The accessibility and convenience of a centre such as Ingleburn is one of the keys to its popularity. In looking to revitalise Ingleburn the ability of the community to easily and efficiently access the Centre must be maintained.

In terms of access, Ingleburn is presently well served by the immediate local road network. Oxford Road presently is a focus of traffic and parking. The desire to see the amenity of Oxford Road improve will, in the future, place a greater emphasis on accessing the Centre from the edge rather than the middle.

In terms of parking, the existing areas of car parking provide some of the best opportunities for Council to facilitate re-vitalisation. Parking must be retained and Council will need to work corroboratively with businesses, developers and the State Government to identify solutions. This will then assist the process of re-vitalisation, while continuing to provide access to car parking to support the ongoing sustainability of the Centre.



DRAFT INGLEBURN STRUCTURE PLAN

