

# Community Information Day

## FEEDBACK SUMMARY

Ingenia Lifestyle wants to sincerely thank everyone who attended our Community Information Day at Scotts Head on Saturday, February 19th.

Approximately 150 people attended - which made it a great opportunity for us to take on your feedback, listen to your concerns and answer your questions.

We valued your honesty, passion and insights.

As part of our work, Ingenia Lifestyle was careful to capture the range of issues raised with us on the day.

There were a broad range of issues raised, but this Feedback Summary provides insights into the major themes that consistently emerged in our conversations.

It will help inform our next phase of work as we continue our engagement, seek to provide solutions and advance an extensive range of technical studies.

Once again, thank you for your contribution - and we look forward to continuing to report back on our progress.

# Priority Issues

Issues	Summary of feedback
<b>Strategic merit</b>	<ul style="list-style-type: none"> <li>The appropriateness of Scotts Head as a location for an over-55s lifestyle community</li> <li>The proportionality of the proposal given the existing footprint and population of Scotts Head</li> <li>The need for any project to be a net positive to the social, economic and environmental fabric of Scotts Head</li> </ul>
<b>Medical services</b>	<ul style="list-style-type: none"> <li>The existing challenge of accessing GP services - both in Scotts Head, and the surrounding region</li> <li>Difficulties in accessing telehealth, allied professional and specialist services</li> </ul>
<b>Funding for services and infrastructure</b>	<ul style="list-style-type: none"> <li>Concerns around the share of rates returned to services and infrastructure in Scotts Head</li> <li>There is a need to make an infrastructure contribution to specifically benefit Scotts Head to reflect its impact</li> <li>Whilst Ingenia pays rates as the ongoing landowner, there is a lack of clarity over how this will flow back to the local community and infrastructure needs rather than the wider council area</li> </ul>
<b>Design and construction</b>	<ul style="list-style-type: none"> <li>A clear commitment is needed that if the project proceeds, good design would follow and the homes would be constructed on site (and not pre-fabricated) - creating local jobs during construction and ongoing operation</li> </ul>
<b>Housing affordability</b>	<ul style="list-style-type: none"> <li>The relative price of Ingenia's product compared to local and regional house prices and how this changes the existing affordability issue</li> <li>The limitation of access to over-55s when Scotts Head needs more housing for young people</li> </ul>
<b>Community contribution</b>	<ul style="list-style-type: none"> <li>Ingenia's capacity to support, rather than compete with, existing community assets and facilities</li> <li>Solutions that support the lifestyle community's integration with the existing community</li> </ul>

Issues	Summary of feedback
<b>Roads, Traffic and Parking</b>	<ul style="list-style-type: none"> <li>The main road connecting Scotts Head to Macksville and beyond has existing shortfalls</li> <li>Scotts Head Rd is flood prone</li> <li>The lack of existing walking and cycling links between the proposed site and main village</li> <li>Car parking near the main beach and shops is inadequate</li> <li>Ingenia should consider a community bus</li> </ul>
<b>Water and sewage services and infrastructure</b>	<ul style="list-style-type: none"> <li>The existing infrastructure is seen as near capacity and struggling to cope during peak holiday periods.</li> </ul>
<b>Bushfire and flood risk</b>	<ul style="list-style-type: none"> <li>Severe weather events in the past three years posed substantial risks to Scotts Head</li> <li>Evacuation from the site would need to be carefully considered in the event of an emergency</li> <li>Evacuation requirements for the site need to be managed against demands and needs from existing residents, and capacity of volunteer services</li> </ul>
<b>Cultural heritage</b>	<ul style="list-style-type: none"> <li>Scotts Head has a rich Aboriginal cultural heritage that needs to be respected</li> <li>Discussion of the proposal with the Traditional Owners is important</li> </ul>
<b>Environmental and sustainability outcomes</b>	<ul style="list-style-type: none"> <li>The biodiversity agreement to conserve land west of Ingenia's own site needs to be permanent and robust</li> <li>Ingenia could explore further opportunities to enhance conservation outcomes and support existing nature-based walking trails</li> <li>Residents are seeking specific commitments on the proposed sustainability features of the proposal</li> </ul>
<b>Economic outcomes</b>	<ul style="list-style-type: none"> <li>Access to and support for regionally-based trades during construction and operational maintenance</li> <li>Employment opportunities during the operational phase</li> <li>Improvements to telecommunications capacity sought</li> </ul>

# Next Steps

Over the coming weeks and beyond, Ingenia Lifestyle will be continuing its work to engage with the community, further understand issues and develop specific responses.

This will include:

- Advancing an **extensive range of technical studies** across - including biodiversity, water, sewage, traffic, cultural, visual and social impact assessments
- Providing a dedicated opportunity for representatives of the Scotts Head community to **speak directly with the Social Impact Assessment Consultant** being engaged on the project
- **Continuing our outreach** to community members, critical stakeholders and other people who can help inform our thinking and enhance our design solutions.

We will continue to report back as we go, but appreciate all your time and feedback so far.

In the meantime, to stay engaged, please register via our dedicated website if you haven't already done so and check it regularly for updates.



*Please register your interest to stay engaged and keep up to date with the latest information.*

  
Ingenia Lifestyle

[ingenialifestyle.com.au](http://ingenialifestyle.com.au)

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