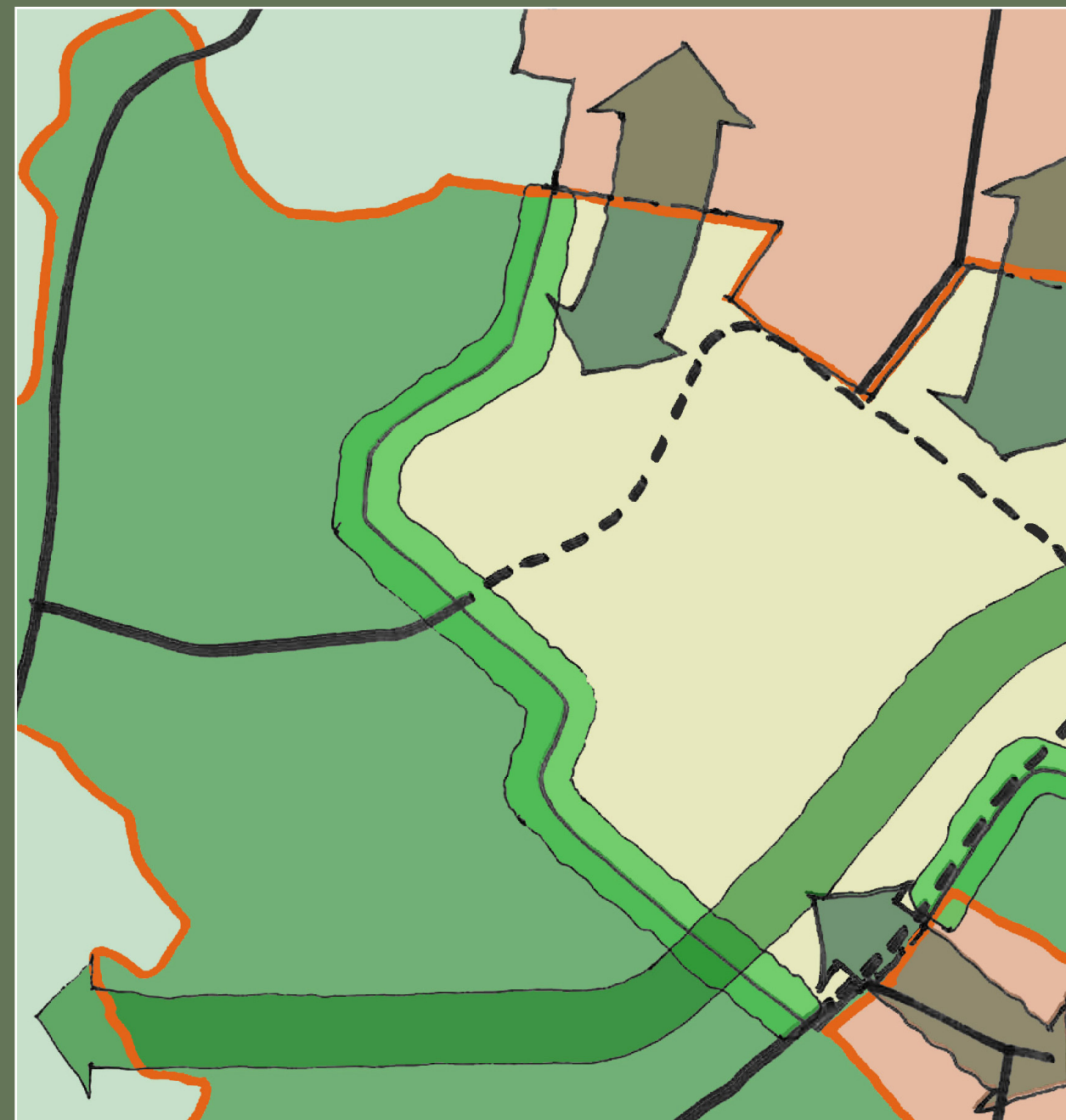


# Willow Vale

---

## Focus Group Workshops Summary Document **ADDENDUM**

19 February 2026



Community Development Principles  
Illustrative Plan

# Session Structure

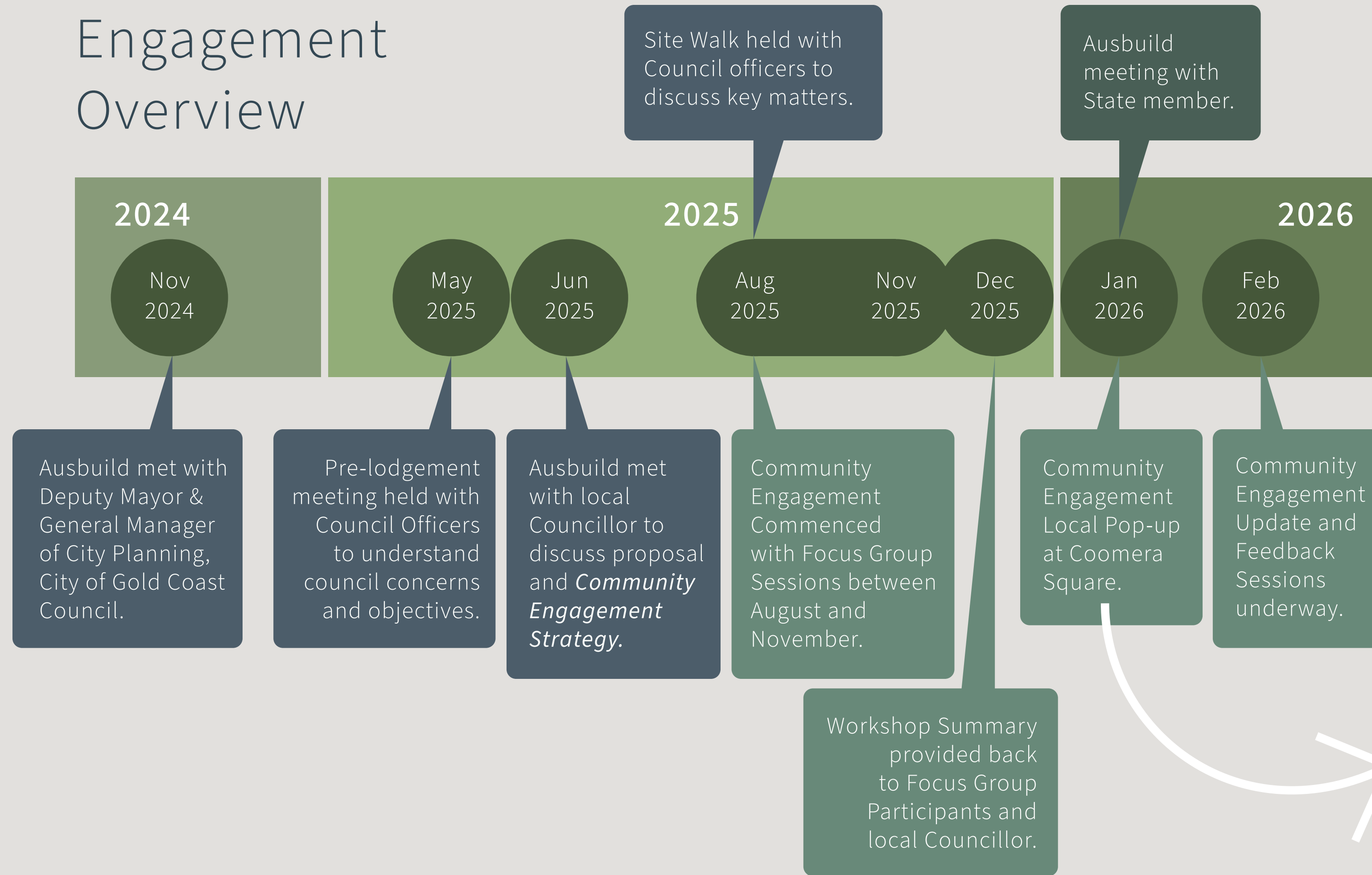
## Framework & timings

Part 1	Introductions and Purpose	10m
Part 2	Engagement Overview	5m
Part 3	Community Development Principles and Illustrative Plan	15m
Part 4	Updated Timeline and Questions [Feedback form link via QR code]	15m

# Engagement Timeline

Overview and summary of engagement activity to date

## Engagement Overview



**WILLOW VALE COMMUNITY**  
**HAVE YOUR SAY**

Everyone deserves a place to call home  
 But finding suitable, affordable housing is becoming harder for today's community and for those who come after us.

SCAN THE QR CODE ABOVE AND COMPLETE OUR SHORT SURVEY FOR YOUR CHANCE TO SPIN OUR PRIZE WHEEL!

**Does Willow Vale offer what you need?**

- Can you find a home that suits your life stage, household type, and lifestyle?
- Is it within your budget?
- Will your children be able to stay in the area and build their future here?

**Have Your Say**  
 Help shape the future of your community. Scan the QR code to take a short survey to help shape our understanding of your community.

HOUSING CRISES?  
 AFFORDABILITY?  
 SENSE OF COMMUNITY?

LET US KNOW WHAT YOU THINK ABOUT THESE ISSUES IN YOUR NEIGHBOURHOOD

# 08\*

## Key directions & principles

Translating feedback into actions and future outcomes

\* Note: Numbering  
*This has been defined as section 08 to follow the numbering in the previous Focus Group Workshops Summary Document*

## Indicative Intent

This section illustrates how key directions and principles identified through the community engagement process may be translated into development outcomes within the Willow Vale study area.

The outcome is not intended as a formal development plan for planning purposes. At this stage it is intended as a simple diagrammatic summary of what the principles could mean in the Willow Vale setting.

It provides an illustrative 'bridge' in the process between the identification of principles and the development of the structure plan that will form part of the planning submission (and which is being informed by the adoption of these principles).

## Process Overview

### Focus Group Workshops

Engagement activity provided an understanding of opportunities and constraints.

A mapping activity provided local insights into the setting and the various considerations that should shape future development intent.

Key directions and principles were summarised following the workshops and communicated in the summary document.



### Principles Applied

This document has developed the key directions and principles into a simple illustrative plan to capture how these may be applied to future development in the Willow Vale study area.

This plan of '**Community Development Principles**' also benefits from technical studies that are underway.

#### Key themes:

Rural & Rural Residential Character

Emerging Community

Community Infrastructure

### Planning Process

The formal structure plan for the study area will reflect the key themes identified within this document, as a response to community engagement and technical studies.

The illustrative plan in this document does not have formal planning status, but it has been defined to communicate direction to the local community in the short term and inform the emerging structure plan.

# 08

## Key directions & principles

Focus Group Workshops Summary Document

## Quick Recap

The **Focus Group Workshops Summary Document** (December 2025) included a concise summary of the key messages that had emerged from the community engagement process.

They are repeated here as these have now been used as the guidance to apply the principles to Willow Vale as a location for future development.

## Future Directions

### 05

#### Key directions & principles

Translating feedback into actions and future outcomes

#### Future Directions

The Focus Group workshops provided the opportunity for the local community to communicate things that they consider to be most important about future development at Willow Vale. The things we heard have been translated into a set of high-level actions and principles to guide future design.

The list is a concise summary and does not reflect an intended hierarchy of importance. All the points are considered to be important. It is intended that this feedback will be used as a starting point for engagement with the Community Reference Group, to enable the local community to assist with shaping future development that is sensitive to conservation and community concerns, whilst still achieving the delivery of diverse housing to support planning intent.

This page reproduced from previous summary document

- *Protect important areas of landscape and deliver future development that is sensitive to the balance between housing need and landscape character.*
- *Conserve significant habitat and biodiversity within the Willow Vale environment.*
- *Maintain landscape characteristics that are important to the identity of Willow Vale as a unique place.*
- *Create a place with housing diversity and variety.*
- *Deliver appropriate infrastructure to support the needs of a growing community, to ensure future function and resilience.*
- *Create a place with significant green characteristics and streets with trees.*
- *Ensure that future development can foster a sense of local community.*

## Principles applied

Translating feedback into actions and future outcomes

## Directions & Principles

These are the headlines from the engagement process (the things that the community considered to be most important).

## Indicative Intent

This is how these important directions and principles may be adopted as part of future development intent, when applied to the Willow Vale setting.

	Key Themes	
<ul style="list-style-type: none"> <li>• Protection of significant areas of the local environment.</li> <li>• Balance housing need with the conservation of landscape character, habitat and biodiversity.</li> </ul>	Rural and Rural Residential Character	<p>Conserve character, habitat and biodiversity by concentrating new development in areas with the least environmental impact. Avoid sensitive areas of the Willow Vale landscape.</p>
<ul style="list-style-type: none"> <li>• Delivery of housing diversity within a future development that can foster a sense of community.</li> <li>• Establish distinctive green characteristics within the development that reflect the Willow Vale setting.</li> </ul>	Emerging Community	<p>Deliver a mix of housing types to create diversity and choice within a development that can appeal to different community needs. Deliver appropriate 'people-friendly' places.</p>
<ul style="list-style-type: none"> <li>• Deliver appropriate infrastructure in the form of safe and green streets, spaces and connections to support the needs of a growing community.</li> </ul>	Community Infrastructure	<p>Ensure that new development is supported by new and upgraded infrastructure as part of an integrated approach to housing, streets and open spaces. Deliver a cohesive community setting.</p>

# 08

## Community Development Principles Illustrative Plan

### Principles Applied

The illustrative plan has been defined as a simple way to communicate how community development principles may be applied to the establishment of new community development at Willow Vale.

The sketched character of the plan reflects general intent derived from the engagement process. This is not intended to be read as a detailed technical plan.

The structure plan is being developed to reflect these principles and it will form part of the technical package to be submitted as part of the future development application.

#### Legend

-  Red line to define study area boundary (urban footprint)
-  Established Residential Community
-  Waterway corridor
-  Maintain and celebrate Rural and Rural Residential Character within the site area and beyond
-  New community development generally connected to established areas of housing
-  Buffer treatments to address interface between rural / rural residential and the emerging community
-  Concentrated focus area for new community development
-  Road upgrades to support new development (streets and connections as part of new community infrastructure)



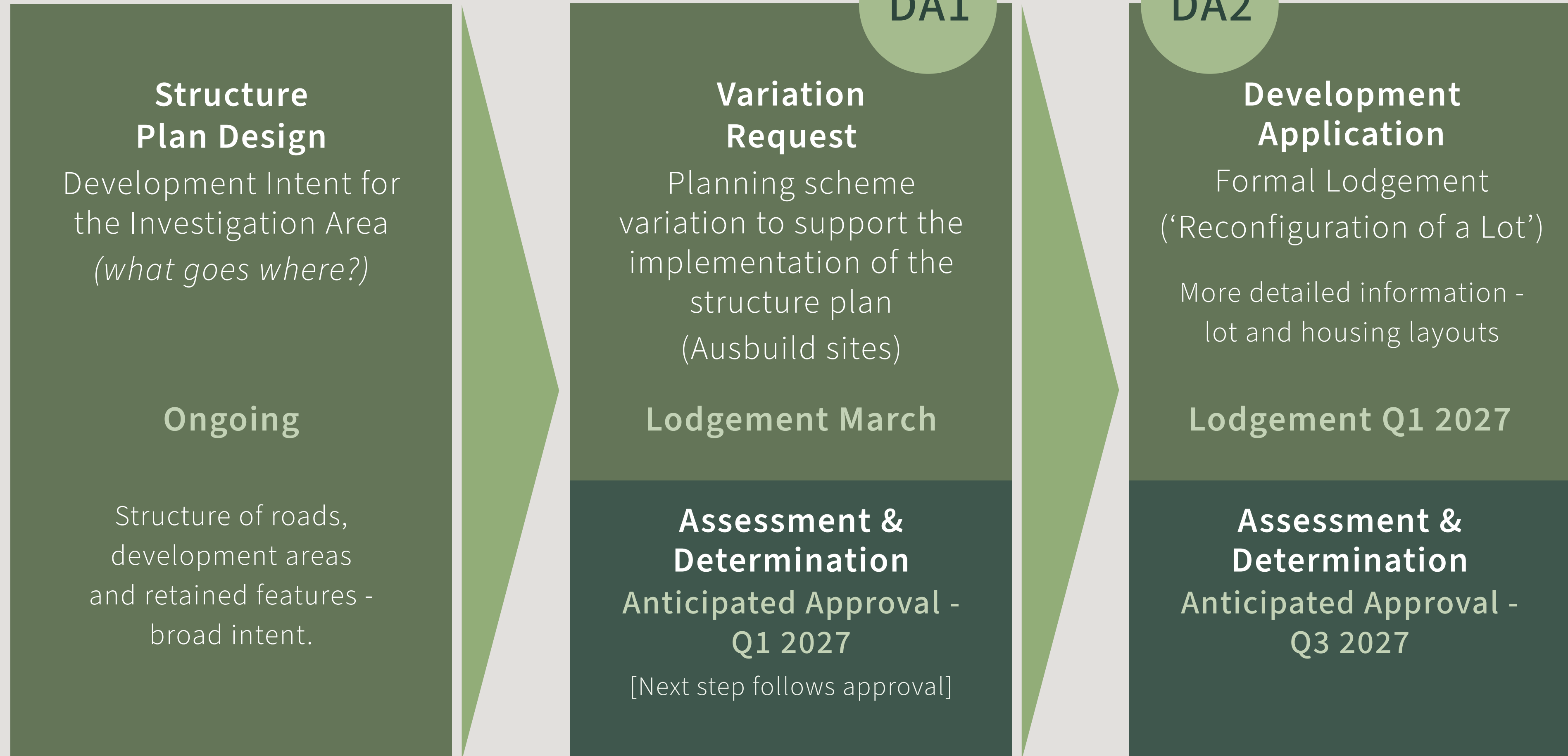
# 04\*

## Process Roadmap

Anticipated milestones and timescales (estimated)

\* Note: Numbering  
This page is an update to section 04 in the previous Focus Group Workshops Summary Document

## Timeline



## Feedback Opportunity

Thank you.

This summary is to be emailed to all attendees (and Focus Group Workshop participants) as a pdf document, following completion of these information sessions.

A QR code has also been established to enable feedback to be provided in response to the Community Development Principles and associated information.

