SC6.10 Structure Plans Planning Scheme Policy

6.10.1 Purpose

(1) The purpose of this planning scheme policy is to provide guidance for the planning of new urban development to ensure that:
   a. land is planned and developed in an orderly and generally sequential fashion;
   b. development is provided with the necessary infrastructure and services in an efficient and timely manner; and
   c. development is designed and located to suitably integrate with and minimise impacts between adjoining land use, significant environmental features, and natural hazards.

6.10.2 Relationship to the Planning Scheme

(1) This policy is to be read in conjunction with the Growth Management Overlay Code and applies to:
   a. the preparation of documentation addressing the requirements of the Growth Management Overlay Code; and
   b. any development seeking to depart from the land use planning intent established in the Planning Scheme by way of a variation request.

(2) Development to which this policy applies will require the preparation of a structure plan which demonstrates how the development will integrate with its surroundings and achieve the purpose of the strategic framework, relevant zone, local framework and reconfiguring a lot requirements.

6.10.3 Scope of a Structure Plan

(1) The scale and broader context of the proposed development will determine the scope of the Structure Plan, with the level of detail and information being commensurate to the type of development proposed.

(2) The structure plan is to be prepared with consideration of the broader context of the locality and surrounding area. It must demonstrate how development in the structure planned area will integrate with the surrounding community and with existing parks and infrastructure networks and movement systems (road network, public transport facilities and pedestrian and cyclist networks).

(3) The structure plan should integrate with and act as part of the planning scheme through the use of consistent zoning and terminology within the planning scheme. It must not conflict with or compromise the achievement of the Strategic Framework or the Local Framework. The structure plan should reference relevant provisions within the planning scheme to achieve the intent for the structure planned area rather than proposing alternative provisions or levels of assessment.

(4) Where the site or the proposal entail complex issues or involves a large site with multiple precincts and land use, community and stakeholder consultation is encouraged to assist in the preparation of a structure plan.

6.10.4 Preparation of a Structure Plan

Reports

(1) Where a structure plan is required, it should include the following as a minimum:
   a. an assessment that details the nature of the proposal and extent of the opportunities and constraints associated with the site and the immediate locality surrounding the site, such as:
      i. how the Structure Plan addresses the planning scheme provisions relevant to the structure planned area, including those in Part 3 Strategic Framework;
      ii. the intended location, mix and density of residential development, scale and function of industrial uses (including GFA to be delivered) and the range of proposed land uses;
      iii. the approximate lot or dwelling yield for the proposed development, including a lot size breakdown;
      iv. where appropriate, the proposed built form and character of development;
      v. how the constraints and opportunities of the land and likely impact of the development have been considered and incorporated;
      vi. where a centre is proposed, the scale and function of the centre (including GFA to be delivered) and its role within the Centres Hierachy;
      vii. justification to support the need for a new centre to be established and demonstrate that the new centre will not a have an adverse effect on the economic viability of existing centres;
      viii. site infrastructure context including:
         i. the existing road network and intersections, public transport routes and stops;

ii. the surrounding open space network and pedestrian and cyclist network;
iii. the proximity of nearby centres and facilities such as schools, shopping centres, employment generators and other community services
ix. topographical and natural features;
x. adjoining or surrounding land uses and their compatibility with the proposed uses;
xi. how the development integrates with surrounding land uses, road network, infrastructure networks, open space and recreation networks and natural features;
xii. How open space meets the desired standards of service with respect to land area, park design and improvements. Details are to be included for any land considered for offsets, specifically identifying discard land; and
xiii. How physical infrastructure (including electricity, wastewater and drainage infrastructure) will integrate with development in a manner that is timely and efficient.

Note: Further supporting reports such as an Economic Impact Assessment, Transport Impact Assessment or Social Impact Assessment may be required.

Plans

(2) The structure plan should include plans showing:

a. the cadastral boundaries of the land;
b. existing contour information in metres;
c. an indicative subdivision of the land including the road and lot layout;
d. the sequencing or staging of development;
e. the location of public open space and recreational areas including open space linkages and networks;
f. pedestrian and cycle networks;
g. public transport routes and stops;
h. the internal road hierarchy and how it integrates with the external road hierarchy;
i. indicative road and pedestrian connection to adjoining lots demonstrating future orderly development.
j. the location, type and scale of physical infrastructure networks to be provided including, electricity, telecommunications, water supply, drainage and waste water;
k. the location and extent of overlays, hazards and constraints;
l. proposed new and existing centres; and
m. proposed new and existing community facilities.

Note: The future orderly development connection layout is to avoid disruption to the position of existing structures and infrastructure on adjoining allotments.