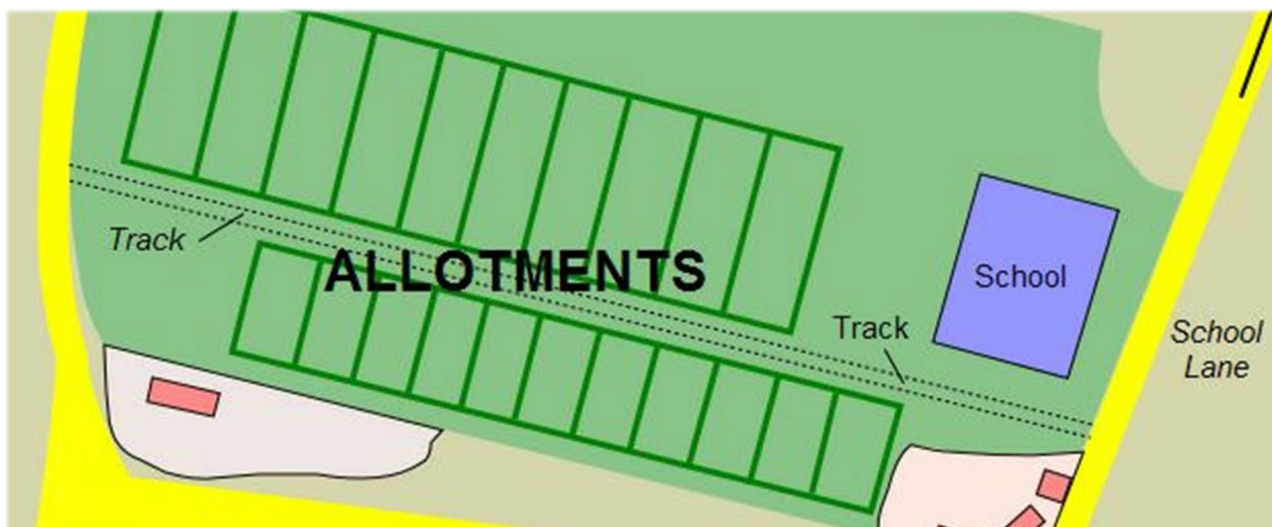


8.2.11 Master Plan Areas Overlay Code



8.2.11.1 Application

This code applies to development:

- (1) within the Master Plan Areas Overlay as identified on the overlay maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Master Plan Areas Overlay Code by the tables of assessment in **Part 5 Tables of Assessment**.

8.2.11.2 Purpose and Overall Outcomes

- (1) The purpose of the Master Plan Areas Overlay Code is to ensure that master planning is undertaken on identified sites where detailed planning has not been carried out.
- (2) The purpose of the code will be achieved through the following overall outcome:
 - (a) Master planning is undertaken on sites where detailed planning has not been undertaken and for Reconfiguring a Lot to:
 - (i) actively promote the achievement of the Purpose and Overall Outcomes and specific Outcomes of applicable Zone Code provisions;
 - (ii) ensure that sites are planned and develop in an orderly and sequential fashion, with the necessary infrastructure and services provided in an efficient and timely manner;
 - (iii) provide certainty to the community by identifying the type and location of future land uses, infrastructure, and linkages to surrounding area; and
 - (iv) effectively manage land use conflicts within the development and with the surrounding area.

8.2.11.3 Assessment Benchmarks

Table 8.2.11.3.1 — Master Plan Areas Overlay Code - for Assessable Development

Performance Outcomes	Acceptable Outcomes
Master Planning	
<p>PO1 Development is master planned to provide for:</p> <ol style="list-style-type: none"> (1) best practice site planning, development layout and building design; (2) an efficient and affordable infrastructure network; 	<p>AO1 No Acceptable Outcome is prescribed.</p> <p><i>Note - To demonstrate compliance with this outcome, a Master Plan is prepared in accordance with Planning Scheme Policy 3 - Preparing Master Plans for Development Applications.</i></p>

Performance Outcomes	Acceptable Outcomes
<p>(3) the sequencing and orderly staging of development;</p> <p>(4) neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation;</p> <p>(5) the incorporation of best practice water sensitive urban design principles;</p> <p>(6) identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses;</p> <p>(7) mitigation of conflict with potentially incompatible uses (e.g. commercial/residential);</p> <p>(8) a safe, attractive and integrated street network based on the grid street pattern that maximises permeability, legibility, accessibility and street tree plantings;</p> <p>(9) the integration with adjoining urban areas in the locality; and</p> <p>(10) residential development (where consistent with the intent of the zone) where:</p> <ul style="list-style-type: none"> (a) the siting of dwellings to take advantage of local micro-climate benefits to promote the construction of energy-efficient buildings and adequate solar access. (b) a wide range of housing types, densities and lot sizes are provided; and (c) smaller lots adjacent to areas of open space, community and recreation facilities; and <p>(11) development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space.</p> <p><i>Note - The preparation of a Master Plan in accordance with Planning Scheme Policy 3 - Preparing Master Plans for Development Applications is the preferred method to demonstrate the achievement of this outcome.</i></p>	