

Sch 6.2.3 Planning Scheme Policy 3 - Preparing Master Plans for Development Applications



SC6.2.3.1 Purpose

The purpose of this Planning Scheme Policy is to provide guidelines for the information and format required for Master Plans in support of a Development Application.

SC6.2.3.2 Application of a Master Plan

This Planning Scheme Policy may be used to support Reconfiguring a lot, Material change of use or variation request applications that:

- (1) are identified on **Master Plan Areas Overlay Map OM-11***; or
- (2) involve the creation of 25 or more lots.

Note: A Master Plan may also be requested in specific urban renewal locations or redevelopment sites through the pre-lodgement meeting process with Council.

**These are areas where detailed planning has not been undertaken to inform development outcomes.*

SC6.2.3.3 What is a Master Plan?

A Master Plan is the preferred communication tool to express the outcomes of various planning, environmental, social and engineering reports graphically on a plan. It is intended to be a document that provides an 'overall picture' of a proposed development that can be easily interpreted by all interest groups.

A Master Plan can be prepared for new residential neighbourhoods as well as new business, industrial or mixed use areas.

SC6.2.3.4 Master Plan Principles for New Residential Neighbourhoods

A Master Plan should aim to demonstrate how new residential neighbourhoods embody the following principles:

- (1) Sites are planned and developed in an orderly and sequential fashion, with the necessary infrastructure and services provided in an efficient and timely manner;
- (2) Sporadic and out-of-sequence subdivision of land, including small isolated sites, is inconsistent with Council's Local Government Infrastructure Plan and therefore prevented;
- (3) Certainty to the community is provided by identifying the type and location of future land uses and road/transport infrastructure;
- (4) Development is designed to ensure environmental assets and features are preserved;

- (5) Development is of an intensity, scale and density that is:
 - (a) appropriate to the on-site and local development constraints; and
 - (b) commensurate with the capacity of the transport network and infrastructure requirements;
- (6) New residential neighbourhoods are designed:
 - (a) to be accessible and integrated with surrounding areas;
 - (b) to provide a range of lot sizes that promote choice of housing types dispersed throughout the development site so that large tracts of any one housing type are avoided;
 - (c) around features such as a local park, a central street with local shops or natural features such as creeks and hilltops;
 - (d) to feature a grid street network, where cul-de-sacs are only provided occasionally due to topographical and other site constraints;
 - (e) to have clear boundaries or edges, defined by natural landscape features, creek corridors or non-residential land uses, rather than roads or fences;
 - (f) to include street trees and other landscaping methods.
- (7) The design of the Master Plan actively promotes achievement of the Purpose, Overall Outcomes and Performance Outcomes of the applicable Zone.

SC6.2.3.5 Master Plans for New Business, Industrial or Mixed Use Areas

A Master Plan should aim to demonstrate how new business, industrial or mixed use areas embody the following principles:

- (1) New development complements the desired character of the area and positively contributes to the locality's built form, streetscape and atmosphere;
- (2) Development is planned and designed to:
 - (a) provide internal and external spaces that promote community interaction;
 - (b) promote safety, with particular attention given to landscape design, building location, building entrances, lighting, pedestrian pathways, car parking facilities, the location of amenities and seating that support accessibility for people with special needs, etc;
 - (c) provide vehicle entry and exit arrangements that:
 - (i) minimise adverse impacts on local amenity;
 - (ii) promote efficiency of the road system;
 - (iii) achieves integration with adjoining sites;
 - (d) provide for internal vehicle movement arrangements that:
 - (i) minimise conflicts between vehicles, cyclists and pedestrians;
 - (ii) achieves integration with adjoining sites; and
 - (e) where applicable, incorporate and respond to the existing or desired character of the area, including significant views and outlooks;
 - (f) minimise conflict between different uses within the Master Planned area.
- (3) business uses (and where appropriate, low impact service industries) service local resident needs only and therefore do not require a site located to attract trade from through traffic; and
- (4) the design of the Master Plan actively promotes achievement of the Purpose, Overall Outcomes and Specific Outcomes of applicable Zone Code provisions.

SC6.2.3.6 Master Plan Checklists

SC6.2.3.6.1 Greenfield Sites and New Residential Neighbourhoods

The following checklist is used to ensure that all aspects of a Master Plan are included to support a Development Application for new residential neighbourhoods.

Table SC6.2.3.6.1.1 - Greenfield Sites and New Residential Neighbourhoods Master Plan Checklist

No.	Master Plan Requirement	Included in Master plan (yes/no - if not included, provide brief explanation)
1	The Master Plan shows the extent of the subject site and surrounding features for context (land use, buildings, roads, waterways, parks, etc).	
2	The Master Plan identifies the location of each proposed land use.	
3	The Master Plan shows the location of existing and new roads/ road infrastructure (such as roundabouts, signalised intersections, etc.), access points, cycle routes, pedestrian paths, public transport routes and stops, etc.	
4	The Master Plan identifies how and where broad physical infrastructure is to be provided (e.g. water, sewerage, stormwater).	
5	The Master Plan identifies environmental and topographical features – distinguishing between features to be retained/ protected, and those to be altered or removed.	
6	The Master Plan shows the location and size of proposed parks, including corridor linkages and networks.	
7	The Master Plan identifies linkages between the proposed development and surrounding development.	
8	The Master Plan nominates: (a) lot size variety and yield; (b) where applicable, the location of sites intended for higher density residential uses, e.g. townhouses; and (c) the intended staging of the development.	
9	The Master Plan identifies, where relevant: (a) local landmarks of note (natural and/or built); (b) significant views or outlooks to be protected/maintained; and (c) new landscape areas and/or buffers.	

SC6.2.3.6.2 Business, Industrial or Mixed Use Areas

The following checklist is used to ensure that all aspects of a Master Plan are included to support a Development Application for Business, Industrial or Mixed Use Areas.

Table SC6.2.3.6.2.1 - Business Industrial or Mixed Use Master Plan Checklist

No.	Master Plan Requirement	Included in Master plan (yes/no - if not included, provide brief explanation)
1	The Master Plan shows the extent of the subject site and surrounding features for context (land use, buildings, roads, waterways, parks, etc).	
2	The Master Plan identifies the location of the proposal.	
3	The Master Plan shows how the design of the proposal integrates internal and external access for walking, cycling, public transport and vehicles, to achieve a safe, convenient, comfortable, accessible and attractive environment.	
4	The Master Plan shows how a particular development site, if relevant, is integrated with neighbouring properties, facilities and existing centre or business activities as a whole.	
5	The Master Plan identifies infrastructure and urban design linkages to surrounding development.	
6	The Master Plan identifies how design elements within the proposal that promote: (a) safety, security and accessibility; (b) community focus and the use of the development as a meeting place for all people; (c) streetscape improvements (including the provision of street furniture, use of awnings, lighting, seating, public art and public realm). (d) where relevant, the retention of character buildings and heritage values, including significant views and outlooks to natural or built form features.	
7	The Master Plan identifies the character and appearance of building, carparking and all other design elements of the proposal.	
8	The Master Plan identifies the proposed finished floor levels for all elements of the proposal.	
9	The Master Plan identifies urban design and landscape elements that are utilised to reinforce the desired identity, character and atmosphere of the local area.	
10	The Master Plan identifies how impacts on surrounding uses are to be managed.	
11	The Master Plan nominates: (1) the maximum height of development; (2) maximum gross floor area of the development; and (3) the proposed location of any servicing and car parking area(s).	

No.	Master Plan Requirement	Included in Master plan (yes/no - if not included, provide brief explanation)
12	The Master Plan identifies: (1) distinct areas for specific activities or uses; and (2) intended treatments to minimise conflict between different land uses <i>e.g. park buffers between commercial and residential areas.</i>	