

## SC6.15 Planning scheme policy – Structure planning

### SC6.15.1 Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to provide information on the preparation of structure plans.

### SC6.15.2 Information Council may request

#### SC6.15.2.1 Requirement to prepare a Structure Plan

- (1) A structure plan is required to accompany applications for development:
  - (a) Located within the Emerging community zone;
  - (b) Located within the Mount Peter local plan area (where a structure plan is not already approved by Council);
  - (c) For Reconfiguring a lot on land with a total area greater than 5,000m<sup>2</sup>;
  - (d) For Material change of use involving:
    - (i) preliminary approval to vary the effect of the planning scheme;
    - (ii) establishing a District centre;
    - (iii) establishing alternative preferred land uses to the planning scheme.
- (2) Once adopted or approved by Council, the structure plan will guide and inform subsequent development of the structure planned area.
- (3) A structure plan provides the necessary planning framework to ensure that development is planned and delivered in an orderly and integrated manner. Where the site is located within a local plan area, the structure plan must be prepared in accordance with the provisions of the relevant local plan.

#### SC6.15.2.2 Scope of a Structure Plan

- (1) The scope of a structure plan will depend on the scale, likely impact and broader context of the development. The extent of detail and information required will be commensurate to the type of development proposed, the likely impact of that development and the constraints and opportunities of the land.
- (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. 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.

## SC6.15.2.3 Structure plan framework

- (1) Where a structure plan is required, it should include the following as a minimum.
  - (a) A site description of the land;
  - (b) an assessment that details the nature and extent of the opportunities and constraints associated with the site and the immediate locality surrounding the site, such as:
    - (i) the impacts of applicable overlays;
    - (ii) adjoining or surrounding land uses and their compatibility with the proposed uses;
    - (iii) the availability of infrastructure;
    - (iv) topographical and natural features;
    - (v) the existing road network and intersections, public transport routes and stops;
    - (vi) the surrounding open space network and pedestrian and cyclist network;
    - (vii) the proximity of nearby centres and facilities such as schools, shopping centres, employment generators and other community services.
  - (c) The structure plan should include plans showing:
    - (i) the road and block layout;
    - (ii) allocated preferred land uses and development outcomes for sites or areas;
    - (iii) the sequencing or staging of development;
    - (iv) the location of public open space and recreational areas including open space linkages and networks;
    - (v) pedestrian and cycle networks;
    - (vi) public transport routes and stops;
    - (vii) the internal road hierarchy and how it integrates with the external road hierarchy;
    - (viii) the location, type and scale of physical infrastructure networks to be provided including, electricity, water supply, drainage and waste water;
    - (ix) the location of major stormwater flow paths;
    - (x) centres;
    - (xi) community facilities.
  - (d) The structure plan should provide the following information:
    - (i) how the constraints and opportunities of the land and likely impact of the development have been considered and incorporated;
    - (ii) the approximate lot or dwelling yield for the proposed development;
    - (iii) how the development integrates with surrounding land uses, road network, infrastructure networks, open space and recreation networks and natural features;
    - (iv) the intended location, mix and density of residential development and the range of proposed land uses;
    - (v) where appropriate, the proposed built form and character of development;
    - (vi) where a centre is proposed, the scale and function of the centre and its role within the region's hierarchy of centres;
    - (vii) Justification must be provided to support the need for a new centre to be established and demonstrate that the new centre will not have an adverse effect on the economic viability of existing centres;
    - (viii) how the Structure Plan addresses the planning scheme provisions relevant to the structure planned area, including those in Part 3 Strategic framework;
    - (ix) the consideration given to relevant environmental issues, including any short term and cumulative impact on biodiversity and cultural heritage values;

- (x) the consideration given to the relevant demographics of the current area and future requirements, to ensure that the appropriate mix of services are available or can be provided;
  - (xi) How open space meets the desired provisions for land area, park design and improvements.
  - (xii) How physical infrastructure (including electricity, wastewater and drainage infrastructure) will integrate with development in a manner that minimises safety or amenity impacts.
- (2) Further studies or information may be requested by Council to validate the proposal. These may include:
- (a) Bushfire management plan;
  - (b) Cultural heritage assessment;
  - (c) Infrastructure studies;
  - (d) Environmental assessment report;
  - (e) Flood hazard assessment;
  - (f) Landslip hazard assessment;
  - (g) Strategic rehabilitation plan;
  - (h) Site opportunity and constraints analysis;
  - (i) Social and community impacts assessment;
  - (j) Visual impact assessment report.

### **SC6.15.3 Guidance on meeting planning scheme outcomes**

#### **SC6.15.3.1 Related materials**

- (1) Other documents which provide guidance on meeting the scope and purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
- (a) Endorsed Mount Peter master planning documents and studies;
  - (b) Edmonton town Centre master plan;
  - (c) Local government infrastructure plan;
  - (d) Cairns Regional Council Open space policy.