

5.0 PLANNING SCHEME POLICY 5 – STRUCTURE PLANS

5.1 Relationship with the planning scheme

- (1) This part sets out information council may request where development involves a large or greenfield development site to address the Performance Outcomes of the Emerging Community Zone Code and Reconfiguring a Lot Code.

5.2 Information Council May Request

5.2.1 General

- (1) The planning and design process is expected to occur at a series of scales, with an increasing level of detail at each. All subdivisions must demonstrate how the proposed development meets the relevant performance outcomes. Accordingly, a broader structure plan may be required to determine that the proposal integrates well with the surrounding urban fabric. The preferred approach to the design process and the outputs expected from each stage are outlined below.

5.2.2 Site and context assessment

- (1) Prior to preparing the structure plan, an assessment of the site and its context should be undertaken. A site analysis should investigate the following features as a minimum:
 - (a) environmentally significant areas including areas of bushland habitat, connecting corridors, foreshores, waterways, wetlands and significant individual trees;
 - (b) any natural hazards affecting the site and surrounds;
 - (c) topography and landscape features, views and vistas;
 - (d) the existing movement network and future connections, and their treatments; including public transport routes and their stops and pedestrian and cyclist paths;
 - (e) existing and proposed open space networks;
 - (f) existing and proposed social and physical infrastructure networks;
 - (g) the existing residences and structures, land uses and approvals on the site and surrounding sites; past land uses where relevant;
 - (h) the location of nearby schools, shopping centres, employment generators and other community facilities; the location of operating poultry farms or other potentially impacting activities; and
 - (i) where relevant, the location of breeding and sheltering areas for mosquitoes and biting midges;
Note: Refer to Queensland Health's guidelines to minimise mosquito and biting midge problems in new development areas.

5.2.3 Preparing a structure plan

- (1) A structure plan is a conceptual plan which allows for a degree of flexibility, refinement and improvement at more detailed design stages.
- (2) The extent of the information contained in a structure plan will depend upon the issues and their resolution, the context of the development in the surrounding area and the nature of site constraints and characteristics. Where necessary, it may be supported by technical information that provides the rationale for the approach adopted.

- (3) A structure plan must clearly demonstrate how the proposed development will integrate with the surrounding community including existing parks, services and infrastructure networks including the movement system (road network, public transport facilities and pedestrian and cyclist paths), as well as the nature and staging of the proposed development.
- (4) At a minimum, the structure plan should set out:
 - (a) the vision and guiding principles for the development or component precincts;
 - (b) the approximate lot or dwelling yield for each part of the site (density);
 - (c) the proposed mix of uses and location of each proposed land use, including (where applicable), the extent of facilities proposed such as community facilities, centres, employment and schools;
 - (d) key urban design and landscaping elements or themes of the development and how these contribute to overall character, functionality and quality of the streetscape, built form and public realm components;
 - (e) how development interfaces to the surrounding neighbourhood, and to other buildings or uses;
 - (f) how significant environmental values are protected and enhanced, including continuation of environmental corridors;
 - (g) how and where infrastructure is to be provided such as water, sewerage, stormwater and community infrastructure;
 - (h) the proposed open space network; and
 - (i) the proposed movement network (roads, public transport and pedestrian and cyclist facilities).
- (5) Applicants must have regard for plans for trunk infrastructure and desired standards of service identified in the local government infrastructure plan.
- (6) Mapping should be provided at a maximum scale of 1:2,000 and include a bar scale and north point.
- (7) 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.

Figure 1 - Example Structure Plan

