



**TOOWOOMBA
REGION**

Rich traditions. Bold ambitions.

**Schedule 6, SC6.4 – Planning
Scheme Policy No. 4 – Master
Planning**

Amendment No.1

Formal Documentation



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Schedule 6, SC6.4 – Planning Scheme Policy No. 4 – Master Planning

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Part 1 Preliminary

- Clause 1 Short title**
This amendment may be cited as Schedule 6, SC6.4 – Planning Scheme Policy No. 4 – Amendment No.1
- Clause 2 Adoption**
Toowoomba Regional Council adopted this planning scheme policy amendment on 15 August 2017.
- Clause 3 Commencement**
This amendment took affect on 27 April 2017.
- Clause 4 Purpose and general effect**
The purpose and general effect of Amendment No.1 to Planning Scheme Policy No.4 is to replace the title and content of SC6.4 Planning Scheme Policy No.4 – Development Near Utility Services with Schedule 6, SC6.4 Planning Scheme Policy No.4 – Master Planning. The planning scheme policy will set out the requirements for the preparation of master plans to demonstrate compliance with relevant assessment criteria.

Part 2 Amendment of Planning Scheme Policy

- Clause 5 Amendment of the Planning Scheme Policy**
Planning Scheme Policy No. 4 is amended in the manner set out in this part.
- Clause 6 Amendment of Schedule 6 – Planning Scheme Policies**
(1) Schedule 6, SC6.4 – Planning Scheme Policy No. 4
omit – Existing “Schedule 6, SC6.4 Planning Scheme Policy No.4 – Development Near Utility Services”
insert – New “Schedule 6, SC6.4 Planning Scheme Policy No.4 – Master Planning” as detailed in Appendix 1
- Clause 7 Appendix 1**

Appendix 1

SC6.4 PSP No. 4 – Master Planning

SC6.4.1 Introduction

- (1) Short Title -The planning scheme policy may be cited as PSP No 4. – Master Planning.
- (2) Commencement - The planning scheme policy commences on xxx.

SC6.4.1.1 Purpose of the Planning Scheme Policy

- (1) The purpose of the planning scheme policy is to set out the requirements for the preparation of master plans to demonstrate compliance with relevant assessment criteria.

SC6.4.1.2 Authorised Legislataion

- (1) The planning scheme policy is made under Chapter 2, Part 3, Division 2, [s22] of the *Planning Act 2016* and Chapter 3, Part 1 of the *Ministers Guidelines and Rules*

SC6.4.1.3 Relationship to the Planning Scheme

- (1) The planning scheme is to be read in conjunction with the assessment provisions specified in the Toowoomba Regional Planning Scheme 2012.

SC6.4.1.4 Definitions

- (2) Terms used in this planning scheme policy are defined in Schedule 1 - Definitions.

SC6.4.1.5 Interpretation of the planning scheme policy

- (3) A term used in the planning scheme policy which is not defined in Schedule 1 - Definitions is to be interpreted in accordance with Part 1.3 of the Toowoomba Regional Planning Scheme 2012.

SC6.4.2 What is a Master Plan?

- (4) A Master Plan is used to ensure a coordinated and logical pattern of development, which integrates land use and infrastructure planning.
- (5) Master Plans ensure that future development:
 - (a) contributes to a logical pattern and sequence of development;
 - (b) facilitates efficient use of land and infrastructure;
 - (c) facilitates integration with existing and future urban development, having regard to:
 - (i) movement networks;
 - (ii) open space networks; and
 - (iii) access to community infrastructure; and
 - (d) responds to constraints, natural and cultural values on the site and mitigates any impacts on areas of environmental and cultural significance.
- (3) The purpose of the Master Plan is to guide subsequent development in particular areas, especially where provisions of the planning scheme are general, but due to the scale and nature of a development a more details plan is required.
- (4) The planning scheme requires that Master Plans be prepared prior to development occurring in greenfield areas, including the Emerging

Community Zone, Low Density Residential Zone and Low-Medium Density Residential Zone. In these circumstances, Master Plans will be undertaken in advance of, or in conjunction with development proposals for urban purposes.

SC6.4.3 Preparing a master plan

- (1) A Master Plan is prepared at the start of a development process to guide subsequent development applications.
- (2) Approval of a Master Plan will be granted by way of a variation request to which section 61 of the *Planning Act 2016* applies.
- (3) The application will be impact assessable and require public notification. A preliminary approval under a Master Plan may also vary the level of assessment for subsequent development applications and future development of the site.
- (4) A Master Plan is part of the supporting information accompanying the development application for preliminary approval. It is recommended that applicants engage with Council early to ensure all relevant matters are addressed and to streamline the development application process.
- (5) The scope of a Master Plan is to be tailored to match the scale and likely impacts of the development and will also be influenced by nature of issues associated with the site and immediate locality.
- (6) The following are the matters to be considered and information to be provided in a Master Plan. The information required by this planning scheme policy is in addition to the matters outlined in Planning Scheme Policy No. 1 – Development Application Requirements.

SC6.4.3.1 Site and context assessment

- (1) The first step in preparing a Master Plan is to undertake an assessment of the site and surrounding locality.
- (2) The site and context assessment should address each of the following elements:
 - (a) Topography:
 - (i) Contours & levels; and
 - (ii) Digital terrain mapping.
 - (b) Existing movement network:
 - (i) Street networks;
 - (ii) Intersections and treatments;
 - (iii) Public transport routes and stops; and
 - (iv) Pedestrian and cycle paths (existing and proposed).
 - (c) Existing built form and land uses:

- (i) Residences, structures and other buildings;
 - (ii) Land uses and other approvals on surrounding sites; and
 - (iii) Location of centres, employment generators, community and social infrastructure (e.g. schools and community facilities).
- (d) Existing and proposed infrastructure:
- (i) Utilities (water, waste water, stormwater, electricity, information and communications technologies)
 - (ii) Open space network and its connections to adjoining developments.

SC6.4.3.2 Constraints and Opportunities Identification

- (3) The second step in preparing a master plan involves the identification of local constraints. This will be guided by the mapped overlays in the planning scheme and outcomes of the site and context assessment.
- (4) The more constrained the site, the greater the level of detail required to assess the proposal.
- (5) The constraints and opportunities identification should address each of the following elements:
 - (a) Where land is identified on an Overlay map, the relevant constraints of the overlay must be considered (refer Part 8 of the Planning Scheme – Overlays). Additional constraints may also be identified through detailed site assessment;
 - (b) Constraints and management strategies identified in an applicable and/or adjoining Local Plan(s) must be considered; and
 - (c) Buffer/separation areas to existing uses that are incompatible with future urban residential development (e.g. industry, landfill or good quality agricultural land).

SC6.4.3.3 Analysis and Preliminary Land Use Strategy

- (6) The third step in preparing the master plan involves an integrated analysis of:
 - (a) the site and context assessment; and
 - (b) the constraints and opportunities,to develop a preliminary land use strategy that;
 - (c) identifies broad land use types and development density;
 - (d) demonstrates the need for non-residential land uses (if proposed);
 - (e) demonstrates compatibility and integration with surrounding properties and land uses;
 - (f) details infrastructure supply and coordination, including:

- (i) capacity and sequence/timeframe of infrastructure required to service development;
- (ii) how proposal fits into the overall utility, transport network and open space networks;
- (g) addresses constraints management; and
- (h) demonstrates alignment with Toowoomba Regional Planning Scheme including:
 - (i) Strategic Framework (strategic outcomes, specific outcomes and land use strategies);
 - (ii) LGIP;
 - (iii) Overlays;
 - (iv) Local Plans; and
 - (v) Codes.

SC6.4.3.4 The Master Plan

- (7) The final step involves documenting the Master Plan.
- (8) The final master plan should address the following elements:
 - (a) Land use allocation;
 - (b) Neighbourhood design;
 - (c) Lot and development yield, including demonstrated housing variety size and style;
 - (d) Movement system design and integration including existing and proposed:
 - (i) Road network and hierarchy;
 - (ii) Pedestrian and cycle network; and
 - (iii) Public transport routes and stops;
 - (e) Infrastructure provision (conceptual design, layout and servicing arrangements);
 - (f) Staging plan for development;
 - (g) Urban design outcomes;
 - (h) Plan of development (where seeking to vary the effect of the planning scheme); and
 - (i) Integration into the Variation Approval Document.