

SC6.16 Planning scheme policy for the reconfiguring a lot code

SC6.16.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the **Reconfiguring a lot code**; and
- (b) identify and provide guidance about information that may be required to support a development application where subject to the **Reconfiguring a lot code**.

Note—nothing in this planning scheme policy limits Council’s discretion to request other relevant information under the Development Assessment Rules made under section 68(1) of the Act.

SC6.16.2 Application

This planning scheme policy applies to development which requires assessment against the **Reconfiguring a lot code** and which involves development:-

- (a) on a site exceeding 10 hectares in area; or
- (b) involving the creation of 50 or more new lots.

SC6.16.3 Advice for lot layout, site responsive design and neighbourhood / estate design outcomes

The following is advice for achieving outcomes in the **Reconfiguring a lot code** relating to lot layout, site responsive design and neighbourhood/estate design:-

- (a) compliance with Performance Outcomes PO1 and PO2 of the **Reconfiguring a lot code** may be demonstrated in part or aided by the submission of a local area structure plan prepared by a competent person in accordance with **Section SC6.16.4 (Guidance for the preparation of a local area structure plan)**.

Note—for the purposes of this, planning scheme policy, a competent person is an appropriately qualified and experienced town planner, urban designer, surveyor or a combination of these disciplines.

SC6.16.4 Guidance for the preparation of a local area structure plan

- (1) A local area structure plan is to provide the necessary local area planning framework to ensure that new development is planned and occurs in an orderly and integrated manner.
- (2) A local area structure plan is to inform and be reflected in the proposed plan of subdivision.
- (3) The scope and detail of a local area structure plan is to have regard to, and appropriately reflect, the size and location of the site, the size and complexity of the proposed development and the extent and nature of the constraints present on the site.
- (4) In general terms, a local area structure plan is to include or identify the following:-
 - (a) site and context details, if these are not separately identified by a site analysis plan;
 - (b) constraints, including watercourse corridors, ecologically important areas and sensitive landscape features; and
 - (c) analysis of site characteristics and constraints demonstrating how the proposed lot layout responds to site characteristics and constraints and achieves integration in terms of:-
 - (i) surrounding land uses;
 - (ii) the strategic transport network and road hierarchy;
 - (iii) the potential for development of adjoining land;
 - (iv) the provision of infrastructure corridors and sites; and
 - (v) the outcomes identified in any applicable local plan code.

- (5) For land in the Emerging community zone, a local area structure plan is to demonstrate that:-
- (a) the land is used primarily for residential purposes;
 - (b) the layout and design of streets and lots meets contemporary neighbourhood design standards and principles;
 - (c) residential communities will be well serviced and have good access to public transport, local parks, schools, shops and community facilities;
 - (d) a range of housing options are able to be accommodated;
 - (e) concentration of higher densities of residential use are located close to centres or public transport; and
 - (f) the proposal does not impinge on the legitimate operation of existing uses.
- (6) A local area structure plan is to be provided at a maximum scale of 1:2000 and include a bar scale and north point.