

SC6.21 Planning scheme policy for other information local government may require

SC6.21.1 Purpose

- (1) The purpose of this planning scheme policy is to identify information, other than that specified in another planning scheme policy, that Council may require to inform the proper assessment of a development application.
- (2) In particular, this planning scheme policy provides advice and guidance about the circumstances when the following types of plans and reports may be required, as well as the typical content to be included in such plans and reports:-
 - (a) a site analysis plan;
 - (b) an economic impact assessment report;
 - (c) a community impact assessment report; and
 - (d) a safety and security management plan.

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.

SC6.21.2 Application

This planning scheme policy applies to assessable development which, owing to its location, nature or scale requires specific information to determine its likely impacts and the measures necessary to be implemented to avoid or mitigate those impacts to acceptable levels.

SC6.21.3 General advice about preparation of site analysis plans

- (1) Council is likely to require submission of a site analysis plan for most types of development.
- (2) It is important that a development proposal recognises the natural and artificial characteristics of its site and the surrounding locality and minimises any negative impacts arising from the development proposal on the amenity of adjoining properties.
- (3) A site analysis plan is a document which identifies and describes:-
 - (a) the key influences on the design of the development; and
 - (b) how proposed uses and buildings will relate to each other and to the immediate surroundings.
- (4) A site analysis plan should be specifically relevant to the site and development in question, with the type and detail of information provided matched to the size, scale and nature of the proposed development.
- (5) Typically, a site analysis plan should include the following:-
 - (a) in respect to the site, information pertaining to:-
 - (i) contours and pertinent spot levels;
 - (ii) type, size and location of existing vegetation;
 - (iii) past and present land uses, activities and buildings;
 - (iv) views to and from the site;
 - (v) access and connection points;
 - (vi) drainage, services and infrastructure;
 - (vii) orientation, microclimate and noise nuisance sources;
 - (viii) any contaminated soils and filled areas;
 - (ix) natural hazards (e.g. areas subject to flooding, bushfire, landslide, steep land etc);
 - (x) fences, boundaries, lot sizes, easements and any road realignment lines;
 - (xi) features of environmental, cultural or heritage significance; and
 - (xii) any other notable features; and

- (b) in respect to the site surrounds, information pertaining to:-
 - (i) the use of adjacent and opposite properties and the location of buildings;
 - (ii) pedestrian and traffic circulation patterns;
 - (iii) where residential use adjoins the site, abutting secluded private open spaces and habitable room windows, which have outlooks towards the site;
 - (iv) views and solar access enjoyed by adjacent residents;
 - (v) major trees on adjacent properties;
 - (vi) extractive resource areas or infrastructure corridors;
 - (vii) characteristics of any adjacent public open space;
 - (viii) street frontage features such as poles, street trees, kerb crossovers, bus stops and services;
 - (ix) the built form and character of adjacent and nearby development, including characteristic fencing and garden styles;
 - (x) direction and distances to local shops, schools, public transport, parks and community facilities; and
 - (xi) the difference in levels between the subject land and adjacent properties.
- (6) Photographs of the site and surrounds are helpful for assessment of development applications, and should also be included in a site analysis plan.

SC6.21.4 General advice about preparation of an economic impact assessment report

- (1) Council is likely to require the submission of an economic impact assessment report for major retail and commercial development and other types of development with the potential to have adverse economic impacts.
- (2) In particular, Council may require an economic impact assessment report for development which involves one or more the following:-
 - (a) the establishment of a business use exceeding a gross leasable floor area of 2,500m², where located in a centre zone, or the Specialised centre zone;
 - (b) the establishment of a business use exceeding a gross leasable floor area of 100m², where located in a zone other than a centre zone or Specialised centre zone; or
 - (c) the establishment of a business use which is identified as an inconsistent use in the applicable zone code or local plan.
- (3) An economic impact assessment report is a report prepared by a competent person, which assesses and demonstrates the public need for, and the acceptable economic impact of a proposed development.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced economist or economic analyst with appropriate and proven technical experience in providing advice about the economic impacts of development.

- (4) Typically, an economic impact assessment report should include the following:-
 - (a) a description of the size, function and tenancy mix of the proposed development, together with details of any pre-commitments;
 - (b) an examination of the population growth prospects and socio-economic characteristics of a defined trade area;
 - (c) a description of the location, size, nature, function and tenancy mix of competitive centres likely to be affected by the proposed development;
 - (d) an assessment of the extent of inadequacy, if any, within the competitive network of activity centres;
 - (e) an assessment of the quantitative economic impact upon competitive centres likely to be affected by the proposed development describing the consequent effects upon those activity centres; and

- (f) an assessment of the effect of the proposed development upon the Sunshine Coast Activity Centre Network as defined by the planning scheme.

SC6.21.5 General advice about preparation of a community impact assessment report

- (1) Community impact assessment is a process of investigating the possible social effects of development on a community.
- (2) While most development will impact on a community in some way, informed judgement is required to determine those impacts that are acceptable and those that are not. As with many other planning matters, measuring community impacts often relies on a combination of quantitative and qualitative analysis and judgement. The community impact assessment process provides a means to investigate social impacts in consultation with the affected community by addressing:-
 - (a) possible impacts in an objective and inclusive way;
 - (b) whether or not possible impacts are acceptable; and
 - (c) how possible impacts might be managed.
- (3) While the range and severity of effects can vary, generic impacts that may affect communities include:-
 - (a) alteration in demand for community services and/or facilities;
 - (b) change in community activity, cultural activities and important places;
 - (c) changes to housing affordability, choice and mix;
 - (d) changes to accessibility;
 - (e) changes in character, identity and amenity;
 - (f) community cohesion/severance;
 - (g) unfair and/or inequitable opportunities for specific groups or individuals;
 - (h) reduction/enhancement in employment access and opportunities;
 - (i) financial gain/loss;
 - (j) community health and safety effects;
 - (k) opportunities for local economic development; and
 - (l) access to natural environment features/resources.
- (4) Council is likely to require the submission of a community impact assessment report for development which involves one or more the following:-
 - (a) the establishment of any residential use involving more than 100 dwellings;
 - (b) the establishment of any entertainment/catering business use except for a food and drink outlet;
 - (c) the establishment of a high impact industry or special industry;
 - (d) the establishment of a club (where the use involves the serving of alcohol), major sport, recreation and entertainment and motor sport facility;
 - (e) the establishment of air services, major electricity infrastructure, port services, a renewable energy facility, telecommunications facility or utility installation except where a local utility; or
 - (f) the establishment of any use which is identified as an inconsistent use in the applicable zone code or local plan.
- (5) A community impact assessment report is a document prepared by a competent person which:-

- (a) provides an assessment of the potential effects of a development on the community; and
- (b) includes:-
 - (i) a description of the proposed development;
 - (ii) a statement of the likely impacts on the community of the proposed development;
 - (iii) a statement of the measures to be used to avoid or mitigate negative impacts on the community of the proposed development and to enhance potential positive impacts on the community of the development; and
 - (iv) details of consultation undertaken with the community to determine impacts on the community of the development.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced social planner with appropriate and proven technical experience in providing advice about the social impacts of development.

- (6) Means of dealing with social impacts may include changes to a development proposal, compensation to affected communities or requirements for ongoing management of impacts in accordance with an agreed management regime.

SC6.21.6 General advice about preparation of a safety and security management plan

- (1) Council is likely to require the submission of a safety and security management plan for development involving an entertainment/catering business use or sport and recreation use, where the use involves the serving of alcohol and/or extended evening hours operation.
- (2) A safety and security management plan is a document prepared by a competent person, which assesses the likely safety and security issues associated with a development and identifies design and management measures to maintain the safety and security of patrons, premises and the general community.

Note—for the purposes of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced security consultant with a proven technical experience in providing advice about safety and security management issues.

- (3) Typically, a safety and security management plan should include the following:-
 - (a) a description of the proposed development;
 - (b) an assessment of the safety and security issues associated with the use, having regard to the characteristics of the use and the location and design of the premises;
 - (c) a statement as to the measures to be used to maintain the safety of patrons, premises and the general community; and
 - (d) details of consultation undertaken with the Queensland Police and other emergency services to identify safety and security issues and determine appropriate design and management measures.