

SC6.6 Emerging community planning scheme policy

SC6.6.1 Introduction

Short Title - The planning scheme policy (PSP) may be cited as the Emerging community PSP.

SC6.6.1.1 Purpose

The purpose of this planning scheme policy is to provide applicants with direction on how to undertake structure planning for a greenfield development area contained within an emerging community zone. Such a structure plan is likely to be required to demonstrate compliance with the zone code and reconfiguration of a lot code.

The provision of this planning scheme policy may also be relevant to other large scale development within the city.

SC6.6.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016*.

SC6.6.1.3 Relationship to the Townsville City Plan

This planning scheme policy is to be read in conjunction with the assessment provisions specified in Parts 6 and 9. The Emerging community planning scheme policy specifically relates to the assessment of any development application for a material change of use or reconfiguring a lot within the Emerging community zone.

SC6.6.1.4 Terminology

Terms used in this planning scheme policy are as defined in Schedule 1 – Definitions. A term used in the planning scheme policy which is not defined in [Schedule 1 - Definitions](#) is to be interpreted in accordance with [Part 1.3.1](#).

SC6.6.2 Planning scheme policy details

SC6.6.2.1 Structure planning framework

A structure plan prepared under this planning scheme policy will address the following aspects at a minimum:

- (1) type of development and land uses proposed;
- (2) scale, density and height of development;
- (3) servicing of the development by transport and other infrastructure;
- (4) how the proposal addresses the relevant planning scheme overlays; and
- (5) integration of the development with the local context.

SC6.6.2.2 Structure plan contents

A structure plan should identify the major elements of the locality surrounding a development that can impact on the planning and design of the site. It does not constitute an approval for land outside the development site but ensures the continuation of corridors, networks and linkages.

The major components of the development are to be designed with consideration of this broader context. It must be clear how the proposed development will integrate with the surrounding community and with the existing parks, centres, service and infrastructure networks and the movement system (road network, public transport facilities and pedestrian and cyclist paths) in the area. Where necessary, the structure plan will identify upgrades to infrastructure which are required to achieve the development outcomes proposed in the structure plan.

- (1) Preparing a structure plan:

The steps that should be followed and information provided when preparing a structure plan are outlined below. Separate maps and reports may be provided for each step.

- (a) Step 1—Site context:

Prior to preparing the structure plan an assessment of the site and its context must be undertaken and a site description of the land prepared, supported by a map containing the following features as a minimum:

- (i) topography—contours and levels;
- (ii) the street network, intersections and treatments, and public transport routes and stops;
- (iii) existing and approved land uses on surrounding sites (including subdivision layouts) and including the location of nearby schools, activity centres, employment generators and other community facilities; and

(iv) the existing and proposed park network and pedestrian and cyclist paths.

(b) Step 2—Constraints mapping (identification):

Land may possess attributes or be subject to constraints which affect the development on the site. State planning regulatory provisions and overlays must be considered as part of the constraints mapping process.

(c) Step 3—Constraints analysis, land use allocation and infrastructure provision:

The site context mapping (step 1) and identification of constraints (step 2) will inform a further detailed analysis of the conditions on the site. This process will seek to 'ground truth' the sites constraints. It will involve technical investigation to identify specific constraints and their implications on future development of the land. The outcomes of the constraints analysis will determine which land is able to be developed for urban purposes and will also provide guidance to suitable uses of the land.

The design response should consider:

- (i) the proposed layout and land use mix are integrated appropriately with surrounding land;
- (ii) constraints are reflected on the structure plan and are in accordance with their relevant values;
- (iii) an appropriate and well-designed proposed transport network;
- (iv) the development incorporates appropriate provision for infrastructure (water, sewer, stormwater, parks and community services) for the land and demonstrates how the infrastructure is able to be coordinated with adjoining development where applicable; and
- (v) where needed, land uses buffers to other uses or values.

(d) Step 4—Documenting the structure plan:

The structure plan for the land may include the following, as relevant to the land:

- (i) the vision and principles for the structure plan area;
- (ii) appropriate controls for land use and density, connectivity, open space and public realm and built form and design;
- (iii) identification of specific precincts with individual characteristics and development outcomes, as relevant to the land and the site constraints;
- (iv) levels of assessment where this is proposed to be altered through a preliminary approval; and
- (v) any alternative code provisions where these are proposed to be altered through a preliminary approval. Any proposed code is to be constructed to be consistent with the format of codes within the Townsville City Plan.