

Pine Rivers Shire Council

Planning Scheme Policy

PSP37 Neighbourhood Design

Historic Version
PineRiversPlan

Planning Scheme Policy for Pine Rivers Shire

PSP37 Neighbourhood Design

ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

I, Ray Burton, Chief Executive Officer, of the Pine Rivers Shire Council, hereby certify that this document is a true copy of the original.



Ray Burton
Chief Executive Officer

PSP37 – NEIGHBOURHOOD DESIGN

HEAD OF POWER

This policy is a document that supports the planning scheme for the Shire and has been made by Council using the process prescribed in Chapter 2, Part 1, Division 5 of the *Integrated Planning Act 1997*.

OBJECTIVE

The purpose of this policy is:-

1. To require preparation of neighbourhood design plans that provide a framework or structure to guide the preparation of subdivision plans and stage development plans for reconfiguring land; and
2. To ensure the preparation of neighbourhood design plans takes account of:-
 - (1) the overall and specific outcomes for the locality in which the development is located;
 - (2) the broad strategies and themes for major public places, major roads, protection of natural processes and environmental values;
 - (3) strategies for the development of neighbourhood and community;
 - (4) the compatibility with existing and proposed adjoining land uses; and
 - (5) the infrastructure to be provided and existing and planned infrastructure in the area; and
3. To ensure the neighbourhood design plans contain the following elements;
 - (1) land use pattern;
 - (2) transport and circulation system;
 - (3) open space and landscape concepts;
 - (4) engineering services;
 - (5) stormwater management;
 - (6) local community facilities; and
 - (7) spatial co-ordination of infrastructure.

DEFINITIONS/APPLICATION

Application

This policy applies to:

1. Development applications for either a material change of use or reconfiguring a lot involving the subdivision of more than 300 residential lots or dwelling units whether developed in stages or otherwise; and
2. In any area of the Shire in which Council has not already prepared or caused to be prepared a plan of development, master plan or a structure plan.

Nothing contained in this policy shall preclude Council and the Applicant from entering into an agreement in regard to the matters dealt with by this policy.

Where a plan of development, master plan or structure plan has been prepared by Council and the proposed subdivision layout has been prepared in accordance with the plan prepared or caused to be prepared by Council then the requirements of this policy are deemed to be complied with.

Definitions

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in Chapter 7 of the Planning Scheme for the Shire.

POLICY STATEMENT

It is Council's policy to require preparation of a neighbourhood plan, in respect of residential development proposals involving the subdivision of more than 300 residential lots or dwelling units, prior to issue of a development permit for a material change of use or reconfiguring a lot in accordance with the requirements specified in this policy.

Requirements

Development is required to be designed to form an integral part of a larger neighbourhood, to be integrated with the surrounding urban environment, to complement existing attractive streetscapes and landscapes and provide for shared use of public facilities by adjoining communities. A neighbourhood plan shall include information about:-

- (1) the local environment;
- (2) proposed land use;
- (3) proposed transport; and
- (4) proposed community infrastructure and services.

1. The Local Environment

The neighbourhood plan shall map and describe the landscape, character and environmental features of the area, including waterways, significant vegetation and local habitats.

The plan shall map, describe and demonstrate how the development will:

- (1) respond to site characteristics, setting, landmarks and views;
- (2) retain significant vegetation and habitat areas;
- (3) retain major natural drainage paths (rivers, creeks and watercourses) in their natural condition; and
- (4) allow adequate buffers to development adjacent to major natural drainage paths. Adequate buffers along each side of rivers, creeks and watercourses for the purposes of this policy are:

Min. Buffer (Measured from edge of geomorphic stream channel.)		
River	Creek	Watercourses
40m	30m	30m

2. Proposed Land Use

The neighbourhood plan shall map and describe the existing land use of the area.

The plan shall map and describe the proposed land uses and demonstrate how the development will:

- (1) provide centres and commercial, community services and education facilities at focal points within convenient walking distance for residents;
- (2) provide for a mix of lot sizes and enables a variety of housing types and densities;
- (3) provide for higher densities in areas close to services, public transport and public open space, or areas with high levels of amenity;
- (4) provide ancillary land uses; and
- (5) minimise the exposure of residential development to risks and hazards arising from the impacts of incompatible uses and natural hazards in the area including - segregation of land uses; provision of buffers; residents' exposure to electro-magnetic fields (from powerlines); exposure to noise from major roads; fire breaks etc.

3. Proposed Transport

The neighbourhood plan shall map and describe the existing transport network of the area.

The plan shall map and describe the proposed transport network and demonstrate how:

- (1) the major road corridors and trunk collector streets, major access points to road networks, public transport, street and pathways form an integrated network and comply with Council's planning scheme;
- (2) corridor traffic routes are more convenient for through traffic than streets within neighbourhoods, and streets within any neighbourhood do not operate as through traffic routes for externally-generated traffic (other than for pedestrians, cyclists and public transport);
- (3) junctions between the external roads and the internal street system are located so as to minimise restriction of movement on the roads;
- (4) traffic volumes in excess of those included in the schedule to the Code for Traffic Impact and Access Management are excluded from streets within neighbourhoods;
- (5) the spacing of connections between street systems in neighbourhoods and road networks in corridors protects the performance of the road corridors and preserves the environmental quality of the street systems in the neighbourhoods;
- (6) the street system connects with external traffic routes (or corridors) to maximise movement efficiency on the traffic routes;

- (7) the street network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community;
- (8) at least 90% of dwellings are within 400m radial distance from an existing or potential bus route;
- (9) public transport, pedestrian and cycle ways, and road networks and street systems complement each other, are integrated with the transport network and result in a reduction in local vehicle trips, travel distances and speeds;
- (10) public transport effectiveness is maximised and walking and cycling to daily activities is encouraged;
- (11) the street network takes account of natural drainage and open space systems; and
- (12) road layout facilitates the siting and design of dwellings which conserve non-renewable energy sources and assist in design appropriate for the climatic conditions.

4. Proposed Community Infrastructure

The neighbourhood plan shall map and describe the existing community infrastructure of the area.

The plan shall map and describe the proposed community infrastructure and demonstrate how the design:

- (1) takes into account existing and forecast needs for community facilities and community services;
- (2) provides well-distributed public open spaces that provide for a range of uses and activities, and contribute to stormwater management and environmental care;
- (3) satisfies Council requirements for a range of park types in accordance with Council's infrastructure planning for the area;
- (4) uses open space to define the boundaries of the neighbourhood;
- (5) uses open space to provide community focal points such as district parks and large local parks;
- (6) provides a legible network of public open spaces, links and pathways and preserves the river and creek waterway and flood plains (land below the ultimate Q100 floodline);
- (7) integrates major water bodies to be contained within the development;
- (8) incorporates major utilities required for the development including, water supply, wastewater transport and treatment and power supply (electricity and gas) and coordinates the provision of development infrastructure by the developer;
- (9) of the stormwater management system avoids encroachment upon riparian areas (except for drainage outlets), existing natural wetlands, and existing significant vegetation; and
- (10) incorporates large dry detention basins of an appropriate size and shape to be adapted to passive recreation.

REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the Integrated Planning Act 1997; and
- (4) other circumstances as determined from time to time by a resolution of Council.

RESPONSIBILITY

This policy is to be:-

- (1) implemented by the Manager, Development Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Manager, Strategic Direction in consultation with the Manager, Development Services.