
Planning Scheme Policy 20 Emerging Community Plans

1.1 Purpose of the Policy

The purpose of this policy is to outline the provisions that are required to be addressed in the development of an Emerging Community Plan for an Emerging Community Area.

1.2 Information Requirements

(a) Background

Although land in an emerging community area is intended primarily for residential uses, provision should also be made for other uses in appropriate locations. These uses should provide services or amenities to newly developing areas. They may include uses such as local centres, schools, open space, personal services, health care facilities, youth clubs and emergency services.

Some lands in emerging community areas are subject to environmental or scenic constraint which will limit development possibilities on or adjacent to these sites. The short term and cumulative impacts are to be identified and considered in planning for emerging communities. Non-residential land uses should be accommodated in locations that maximise the service they provide to the community and minimise any associated impacts.

Principles for residential development and other uses are outlined below.

(b) Residential Development

Residential development should have good access to public transport, open space, schools, shops and community facilities. These services and facilities will be provided as early as possible and be co-located in and around the local centres.

Residential development should provide appropriate choices for all people and allow residents the opportunity to remain within their neighbourhoods during all stages of their life. The predominant form of residential development will be houses at low density including conventional and small lot housing. Seniors' and retirement housing should be located near social and community services. Large residential estates are to allow inter-connection of road, pedestrian and bikeway systems. Dwellings should address the street to provide opportunities for casual surveillance of public spaces. Perimeter fences or walls that detract from personal safety on adjoining public areas are inappropriate.

While a range of housing choices should be scattered throughout the area, concentrations of higher densities should only be located close to centres or public transport nodes, or where dwellings abut or overlook parks or public land. On constrained sites, substantially lower development yields will be required where this serves to protect natural features of the site, but may be balanced by higher densities on unconstrained parts of the site.

Development within the area should not impinge on the legitimate operation of existing uses and should also be suitably buffered from incompatible existing uses on the site or on adjacent land.

(c) Other Uses

Communities should be well serviced and enjoy high amenity by providing for a range of complementary commercial and employment opportunities and ensuring that land is provided for local community uses, other community facilities and public uses. These uses should be centrally located or highly accessible to their respective catchments and wherever possible be co-located in or near centres. Uses that are likely to draw significant levels of non-local traffic into residential streets will not be approved unless there is a significant offsetting community benefit.

Facilities that require land such as sports fields, schools, local centres, public halls, child care facilities, emergency services facilities, libraries, shops and places of worship, should be in or near a centre and be provided for at the earliest opportunity.

Transport networks should be designed to integrate with wider road systems and public transport networks, while maximising public transport opportunities and residential amenity. The transport network should ensure ease of access between adjoining communities without having to use major roads. This must, however, be balanced with the need to ensure that this does not create problems with through-traffic intruding into local neighbourhoods. Safe pedestrian and cyclist routes are to be provided to minor centres in the area. Local community uses should be integrated with newly developing areas. Appropriately located land should be provided as local community land. Fast food stores are to be located only in centres. Child care facilities require highly accessible sites with high environmental quality and amenity. However, they can produce deleterious traffic and amenity impacts in residential areas. Sites should be identified with access to suburban roads and located close to a centre to allow joint use of vehicle parking facilities or near a park whose frontage can provide kerb space for parking. Location next to a park also allows play areas to be located where they will not create a noise nuisance and can improve safety in the park by providing opportunities for surveillance.

Major open space systems are to be dedicated as part of any subdivision approval. In addition, local parkland should be identified adjacent to centres and elsewhere so that 90% of all dwellings in the area will be within 500m safe walking or cycling distance of parkland.

Interim uses will not be approved in an Emerging Community Area unless it is clear that the approval will not prejudice the desired future development of the Area. Subdivision that would fragment land so as to inhibit or defer its development for urban or suburban purposes is unlikely to be supported.

(d) Industrial Areas

Future industrial areas are intended to advance the desired environmental outcomes and overall outcomes of the Sustainability Framework as they apply to developing or potential development areas. Land in these areas cannot be developed until coordinated planning for development and servicing has been undertaken.

The types of industrial uses that are to be accommodated within a future industry area needs to be determined at the time the emerging community plan is prepared and having regard to the Industrial Zone for that area. The range of industries to establish will be subject to assessment of environmental performance and cumulative impacts during the planning process and the provision of appropriate services.

Some lands in future industry areas have been identified for specific uses or are subject to environmental or scenic constraint. This may limit possibilities for development on or adjacent to these lands. To achieve better designed industrial areas, development applications must address the integration of the proposed uses into their surroundings. This will be achieved through the preparation of an Industrial Emerging Community Plan at the earliest stage of the subdivision process.

Well coordinated and planned development is also important where it is proposed to develop a large site without subdivision. An Industrial Emerging Community Plan will still be required.

In addition to the general requirements for an Emerging Community Plan, an Industrial Emerging Community Plan is to demonstrate:

- (i) integration of the site with the surrounding road system;
- (ii) the most appropriate location of different types of industries to minimise land use incompatibilities and conflicts;
- (iii) retaining land with environmental or scenic constraint;
- (iv) integration of the site with surrounding development including any necessary buffering; and
- (v) that any subdivision proposal is appropriate for the intended industry for the locality.

(e) Information Requirements

- (i) Each Emerging Community Plan is to contain the degree of detail appropriate to the particular proposal and its circumstances. At a minimum, it is to include a plan and/or statement that addresses the following key issues, including:
 - (A) provides a site description of the land;
 - (B) topography, landscape and significant vegetation;
 - (C) existing environmental constraints and opportunities;
 - (D) existing streets and localities;
 - (E) existing land uses of surrounding sites and their compatibility with the proposed development;
 - (F) indicates an approximate lot or dwelling yield for the proposed development;
 - (G) shows the location, mix and density of the range of proposed land uses;
 - (H) illustrates how the proposal fits into the overall road hierarchy and transport network, supported by a Transport Land Use Report if necessary;
 - (I) demonstrates that consideration has been given to potential subdivision and development of adjoining allotments;
 - (J) illustrates, where applicable, the approximate location and extent of facilities proposed such as community, retail, child care, service and educational facilities;
 - (K) illustrates the general location of public open space including open space linkages and networks;
 - (L) shows, where applicable, the notional pedestrian/cycle network and links to internal facilities, adjacent neighbourhoods and facilities, i.e. schools, shopping centres, recreation areas, railway stations, public transport interchanges and places of employment;
 - (M) addresses environmental, cultural and heritage issues;

- (N) broadly shows physical infrastructure to be provided;
 - (O) shows the location of major stormwater flow paths;
 - (P) illustrates the initial concept for staging of the development;
 - (Q) demonstrates that consideration has been given to all relevant environmental issues, including those pertaining to any short term and cumulative impacts on biodiversity and cultural heritage values;
 - (R) demonstrates how noise amelioration measures are to be in place to reduce the impacts of noise from road and rail transport.
- (ii) The Provisions that should be referred to in the preparation of a Emerging Community Plan are:
- (A) all of the ShirePlan's overlay codes;
 - (B) the Reconfiguration of a Lot Code;
 - (C) the Landscaping Code;
 - (D) the Stormwater Code;
 - (E) the Traffic, Access and Parking Code;
 - (F) all of the ShirePlan's planning scheme policies.

END NOTES

(1) Changes adopted 12 February 2008. Changes to title; Section 1.1; Sections 1.2(d) and (e). Effective from 10 March 2008.