

DEVELOPMENT AREA 6

PLANNING PROCESS – NEXT STAGES



18 May 2015



DISCLAIMER:

- **The planning process is not fixed** – there are several different ways in which the project may proceed, which differ with respect to timeframes, decision makers and consultation strategies.
- The information contained in this presentation is the Project Team's **best prediction as to how the project may proceed**. There is a reasonable chance that the ultimate planning framework may be different as we go through approvals processes and detailed planning stages.
- The information is provided to give the Community Reference Group **an understanding of the project moving forward**.

PLANNING FRAMEWORK: From Broad Planning to Detailed Planning

VISION PLAN AND IMPLEMENTATION STRATEGY

Broad plan outlining key elements



DETAILED PLANNING STAGES

Road network design; drainage design; utility infrastructure requirements; environmental management; land use planning



LEGISLATIVE CHANGE & DEVELOPMENT CONTRIBUTIONS

Changes to zoning; residential coding; land use permissibility; development standards

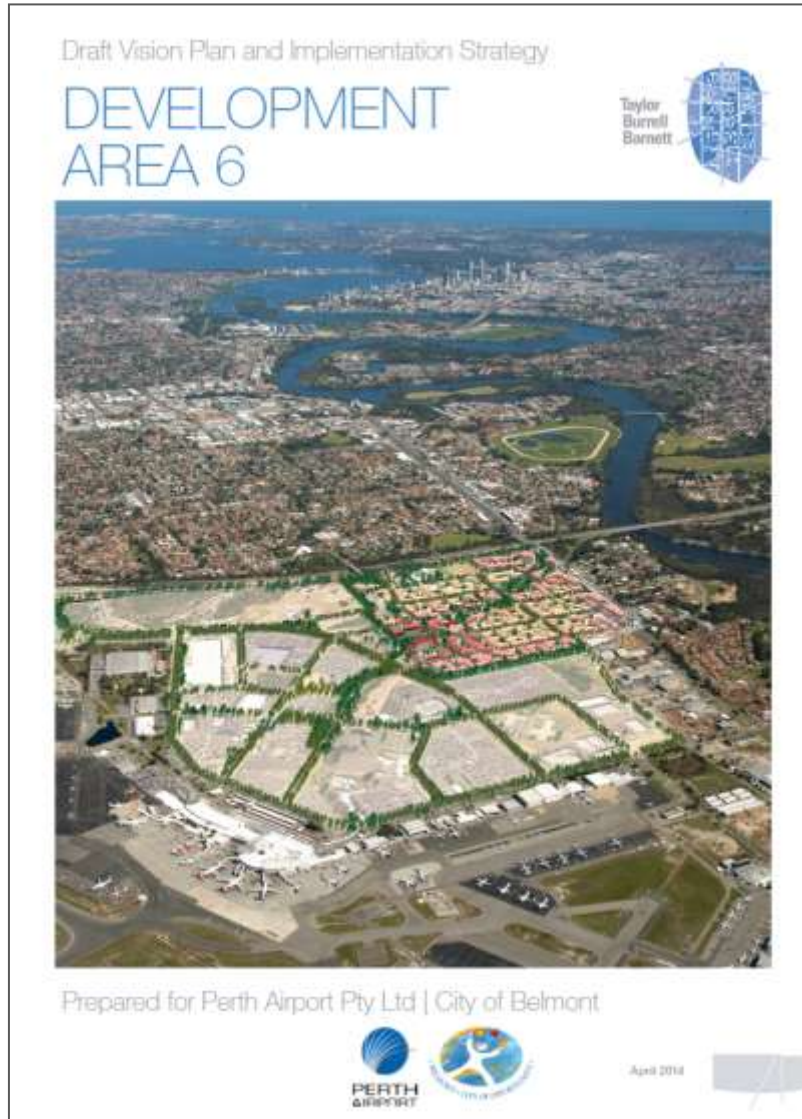


DETAILED DESIGN GUIDELINES

Individual development standards and requirements such as building design and public realm.

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STAGE 1: VISION PLAN AND IMPLEMENTATION STRATEGY



Purpose: Strategic plan outlining key development and infrastructure considerations.

Pre-Consultation: Community Reference Group; Community Open Day; Feedback Forms.

Formal Consultation: Public advertising (28 days); Community Open Day; Online Forum; Community mail out.

Timeframes: Proposed to be considered July – September 2015

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STAGE 2: DETAILED PLANNING WORK



Purpose:

Detailed planning work for infrastructure requirements, drainage design, land use and development

Pre-Consultation:

Opportunity for similar pre-consultation to Vision Plan (e.g. Reference Group, Open Day).

Formal Consultation:

Public advertising;
Community Open Day;
Online Forum; Community mail out.

Timeframes:

Anticipated to be **prepared and advertised during 2016.**

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STAGE 3: LEGISLATIVE CHANGE & DEVELOPMENT CONTRIBUTIONS



Purpose: Zoning changes – land use permissibility, requirements for development contributions.

Pre-Consultation: Opportunity for similar pre-consultation to Vision Plan (e.g. Reference Group, Open Day).

Formal Consultation: Public advertising (60 days); Community Open Day; Online Forum; Community mail out.

Timeframes: Anticipated to be **prepared and advertised during 2016.**

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STAGE 4: DESIGN GUIDELINES



Purpose:

Detailed design considerations for individual development types – setbacks, articulation, landscaping, etc.

Pre-Consultation:

Opportunity for similar pre-consultation to Vision Plan (e.g. Reference Group, Open Day).



Formal Consultation: Public advertising (28 days); Community Open Day; Online Forum; Community mail out.

Timeframes:

Anticipated to be **prepared and advertised during 2016/17.**

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TIMEFRAMES

- Anticipated that the planning framework will become operational before 2017.
- Substantial redevelopment **cannot occur** until such time as the planning framework is in place as:
 - **The types of development would not be adequately controlled** – resulting in poor quality outcomes for surrounding neighbours and the streetscape;
 - **Infrastructure is unlikely to be in place** – resulting in sub-standard development;
 - **Development contributions would not be acquired** – resulting in an increased liability on remaining landowners/developers.