

Planning Scheme Policy 6 - Emerging Urban Community Structure Plans

6.1 Purpose

- (1) The Emerging Urban Community Zone has been established to ensure that a co-ordinated and sustainable approach is taken to the integrated planning of each of the areas located within this zone. This policy is linked to the zone code by way of outlining the processes necessary for investigating issues and constraints, including those identified on the overlays, in the identified areas and subsequent determination of land uses and associated infrastructure. Only once the structure plan process outlined in the policy has been completed, will an amendment to the Redlands Planning Scheme identifying environmentally significant areas and urban and associated uses be commenced by the local government.
- (2) Subsequently, the purpose of this policy is to -
 - (a) ensure urban development only occurs in accordance with comprehensive area planning and detailed site planning which -
 - (i) achieves an orderly, integrated and co-ordinated development pattern;
 - (ii) resolves any physical land constraints;
 - (iii) ensures environmental values are identified, protected and all possible undesirable impacts mitigated;
 - (iv) ensures infrastructure and services are available and can be staged economically to meet the demand and all required infrastructure corridors are identified and preserved;
 - (v) achieves a significant contribution, generally in excess of 50 percent of the area, for open space purposes;
 - (vi) identifies and provides sites for education, health and social facilities and other community infrastructure;
 - (b) outline the planning framework of preparing a structure plan for each of the identified areas within the Emerging Urban Community Zone through identifying the principles, elements and processes to be undertaken;
 - (c) draw together and integrate all the necessary components of the built and natural environment into a physical land use pattern for the area;
 - (d) provide a structure through which private sector development and public capital works may be co-ordinated to create an efficient and desirable urban form;
 - (e) provide the basis for the sound co-ordination of planning infrastructure investment, decision making and operational policy that involves an amendment of the Redlands Planning Scheme (RPS) to permit and facilitate future development;
 - (f) provide a framework for the co-ordination and integration of individual landowner activities ensuring that individual activities do not prejudice the broader goals for each area;

6.2 Applicability

- (1) This planning scheme policy -
 - (a) applies to all premises within the Emerging Urban Community Zone located at -
 - (i) South East Thornlands;
 - (ii) Kinross Road, Thornlands;
 - (iii) South Bunker Road, Victoria Point;
 - (iv) South west Point Lookout township, North Stradbroke Island;
 - (v) North Dunwich township, North Stradbroke Island;

- (b) supports the specific outcomes of the Emerging Urban Community Zone;
 - (c) outlines the necessary steps to complete a structure plan;
 - (d) identifies the principles and elements that are to be incorporated into the investigation and design of the area.
- (2) Development identified on a structure plan completed in accordance with this policy will only be permitted once an amendment to the RPS has been completed.

6.3 Policy Outcome

- (1) The outcome of this policy will be a structure plan and planning report for each of the areas zoned as Emerging Urban Community Zone.

Note -

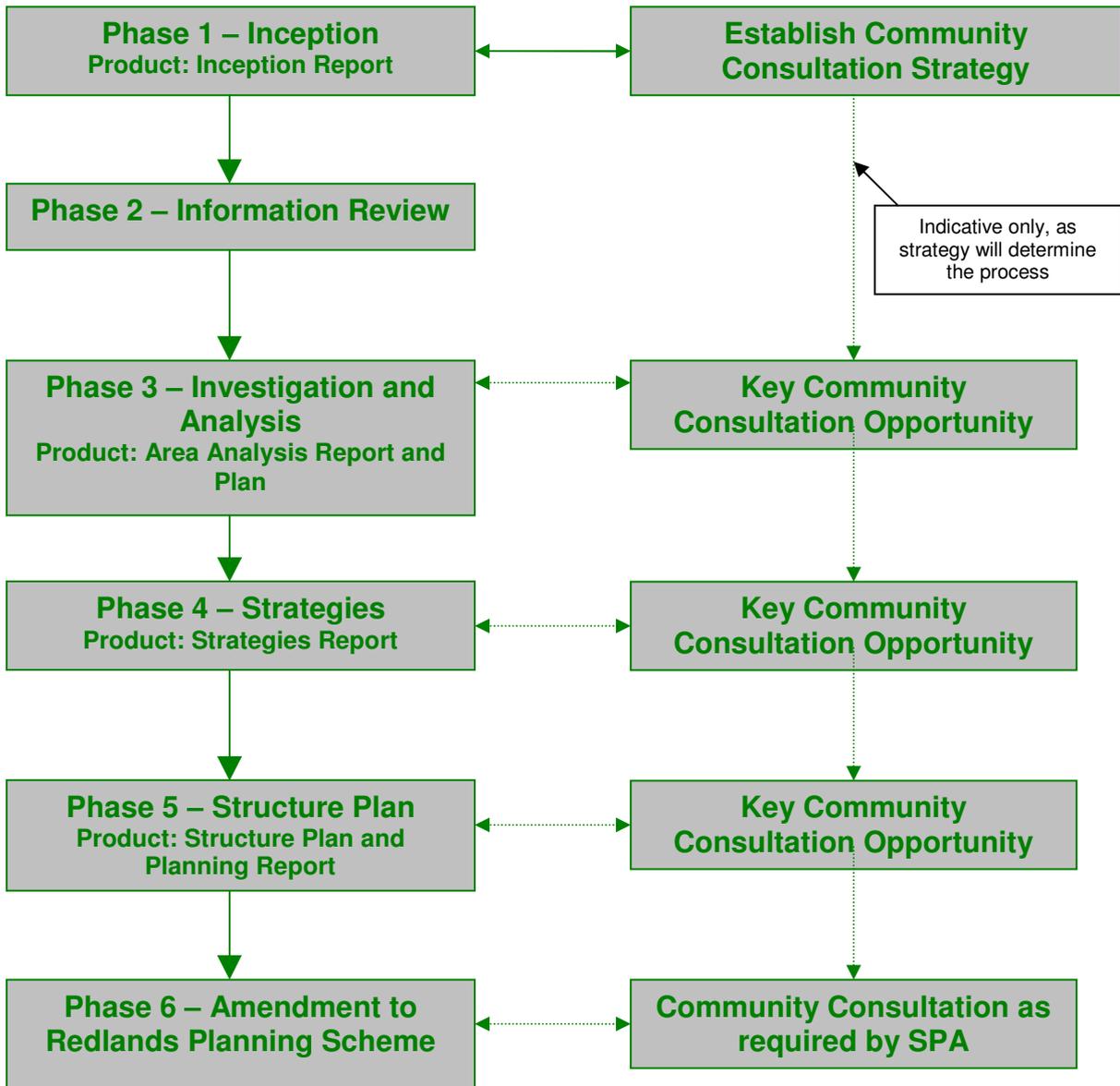
- The structure plan will be completed in a co-ordinated manner for each of the identified areas above.
 - Partial or fragmented structure planning over portions of each area will not be permitted. Additionally, investigations beyond the areas identified in the Emerging Urban Community Zone will only be allowed for the purpose of determining appropriate edge treatments relating to land uses and subsequent design treatments.
 - Expansion of the Emerging Urban Community Zone is not part of the investigation process in completing a structure plan and subsequently not an intended outcome.
- (2) Specifically the structure plan will provide outcomes in the following areas -
- (a) open space - the development of a master planned approach to open space providing a balanced open space system for active and recreational pursuits. The location, activity and type of open space throughout the area will be identified. It is anticipated that 50 percent of the land included within each of the three areas included within the Emerging Urban Community Zone will be set aside and enhanced for open space purposes including being part of green space and environmental values enhancement and initiatives;
 - (b) pedestrian and cycle network - the identification of mobility networks within the area that integrate open space networks and transport networks to provide a highly connected community;
 - (c) traffic and transport - the identification of key movement corridors, the establishment of a desirable road hierarchy, and network upgrading to service the future population working and residing within each area. The traffic and transport plan will also address and ensure the timely provision for upgrading public transport services and networks to service each area;
 - (d) community and social infrastructure - the structure plan will identify, locate and provide key community infrastructure required for the community;
 - (e) water and sewerage - through close liaison with the local government infrastructure division, infrastructure requirements will be linked to the structure plan and Priority Infrastructure Plan (PIP) and ensure any out of sequence or bring forward costs are borne by the development(s);
 - (f) broad land use types and densities - the structure plan will determine the location and criteria for residential areas and other uses ensuring the provision of a comprehensive range of housing types and lot sizes to meet the needs of a wide cross section of the population;
 - (g) commercial or retail facilities - the structure plan will identify the level of commercial or retail facilities required for the area, where these facilities should be located, and ensure their timely provision;
 - (h) environmental management - the structure plan will identify and ensure the protection and where possible the enhancement of environmentally sensitive land and corridors while integrating the urban and natural elements of the environment throughout each area;

- (i) design - the structure plan will contain criteria to ensure special quality and innovation in landscaping, streetscape treatment, infrastructure design, building design and construction;
- (j) employment - provision within the development or clearly defined relationships between the development and nearby job opportunities, including identified journey-to-work arrangements.

6.4 Structure Plan Process

This policy promotes the use of an investigation by design process for completing a structure plan. Flow Chart 1 - Structure Plan Design Process describes each phase of the process. The chart also identifies the associated products and outcomes for each phase and the associated community consultation strategy.

Flow Chart 1 - Structure Plan Design Process



Note -

Refer to Section 6.7 for details of each of these phases.

6.5 Structure Plan Principles

(1) This section of the policy outlines a range of principles that will inform the structure plan process, particularly Phase 3 - Investigation and Analysis and Phase 4 - Strategies. The principles have been grouped in the following -

- (a) Redland City Context Principles;
- (b) Urban Design Principles.

6.5.1 Redland City Context Principles

(1) This section is intended to provide a broad perspective of the structure plan process. The local government supports the concept of integrated local area and structure planning to co-ordinate the planning by both the public and private sector for local communities in the City, based on the following principles -

- (a) local areas and communities in the City differ in their historical, social, demographic, cultural, economic and ecological circumstances. Planning and design of emerging urban community areas should provide appropriate responses to the distinctive local circumstances of each area;
- (b) analysis and design of emerging urban community areas will take a holistic view which links related physical, environmental, economic, social and cultural aspects of local communities, rather than treating these matters separately;
- (c) the process will encapsulate a shared understanding of key issues amongst those concerned and responsible for the well being of local communities and those in the public and private sectors involved in the development of these communities;
- (d) elimination of duplication and unnecessary gaps between public sector activities and programs to provide more effective and efficient use of available resources;
- (e) community involvement in planning and management processes for local areas.

6.5.2 Urban Design Principles

(1) Urban design principles have been identified to assist in the development of the structure plan. The principles focus on both physical design of the area and the ongoing commitment required when developing an emerging community. The principles cover eight (8) key areas of community development, they include -

- (a) places for people - places must be safe, comfortable, varied and attractive. They also need to be distinctive, offer variety, choice and fun. Vibrant places offer good opportunities for meeting places, street activity and casual surveillance;
- (b) enrich the existing - development is to enrich the qualities of its context, meaning a design response that arises from and complements its setting;
- (c) make connections - development needs to be easy to access visually and physically. This requires solutions as to how to get around by foot, bicycle, public transport and the car, in that order;
- (d) work with the landscape - development that can strike a balance between the natural and man made environment can better utilise the area's intrinsic resources. Achievement in enhancement of open space (green space) values through habitat and corridor restoration, and waterways protection. The climate, landform, landscape and ecology provide the opportunity to maximise the energy efficiency and environmental responsiveness within the study area;
- (e) mixed use and housing choices - stimulating, enjoyable and attractive places to meet the demands from the widest possible range of users, amenities and social groups. Housing

choice and range of affordability ensures a community can continue to mature and change due to the mix of household size and age;

- (f) manage investment - for an area to be economically viable it must be well managed and maintained. This means understanding the market considerations and the changing household needs and expectations of new homeowners; and ensuring the quality of development that will strengthen new home owners' commitment to their growing community;
- (g) design for change - new areas need to be flexible to respond to future changes in lifestyle and demography. This means designing for energy and resource efficiency, providing housing choice, public spaces and service infrastructure;
- (h) environmentally responsive infrastructure provision - new areas need to ensure the timely, sequenced and sustainable provision of essential social and physical infrastructure. Infrastructure facilities and services need to be provided upfront in the initial stages of development while continuing to provide for increasing service demands as the local community grows.

6.6 Structure Plan Elements

- (1) The determination of an appropriate urban form and development pattern is a critical element in the completion of a structure plan. Phase 4 takes the investigation and analysis of phase 3 and places the findings into a structure through the identification of strategies. These strategies will encompass the following elements that will then be transferred into the detailed structure plan. They have been grouped into -

- (a) Urban Design Elements
- (b) Urban Form Elements

6.6.1 Urban Design Elements

- (1) Development within the study area is to be encouraged to adopt innovative design solutions as standard approaches to new development. Innovative solutions may include -
 - (a) alternative subdivision pattern, such as cluster housing or group title;
 - (b) common trenching for services;
 - (c) "green street" principles;
 - (d) one way cross fall roads;
 - (e) water sensitive and energy design principles;
 - (f) non-standard footpath profiles;
 - (g) increased traffic volumes on roads with lot access;
 - (h) alternative schooling facilities.
- (2) Innovative design solutions facilitate the following urban design elements -
 - (a) walkable communities - locate increased densities around mixed use centre, creating the critical mass that will result in the creation of nodal centres that offer better facilities and services for the community;
 - (b) highly connected communities - design a pattern of development that is highly connected with the provision of pedestrian and cycle paths that link the community with facilities and activities;
 - (c) safe and legible - ensure patterns of development locate paths and linkages in areas that are highly visible and understood;

- (d) mixed use development - ensure development provides a range of uses and activities that will provide the structure that can adapt to a changing community;
- (e) housing choice - ensure the settlement pattern provides for a diverse range of housing types and housing forms;
- (f) quality open space - create open space that is of a high quality to best meet the needs of the community and is well integrated with open space networks;
- (g) design with regard to the topography - ensure the pattern of development can be achieved in relation to the existing topographical constraints. Design solutions to minimise large excavation and fill areas required for earthworks of roads or lots.

6.6.2 Urban Form Elements

- (1) An important outcome of a structure plan is guidance for a desirable built form appropriate to the study area. Typically, new building development for the area is to integrate the following elements -
 - (a) design for climate - create a building form that responds to local conditions and ensure design allows for aspect, solar orientation, prevailing breezes, natural light and weather protection;
 - (b) design for privacy - ensure building design is appropriately sited and designed to provide maximum privacy for residents;
 - (c) design for slope - adopt an approach to built form that responds and identifies the best built form solution for the land. Minimise excessive excavation and fill solutions;
 - (d) create interesting and varied landscapes - streetscape design should be considered to include road design, car parking design, landscape treatments, street trees, pedestrian and cycleways, façade variation, building form setback, building mass and individual entrances to developments;
- (2) These elements may be incorporated into strategies using the following structure -
 - (a) open space - includes community open space, environmentally significant open space, open space linkages and regional open space corridors;
 - (b) pedestrian and cycle network - completion of a mobility network identifying existing and future road corridors, open space corridors and future road networks;
 - (c) traffic and transport - existing road infrastructure, future road extensions and upgrades, and public transport options;
 - (d) water and sewerage - existing and required infrastructure, and sequencing of infrastructure;
 - (e) broad land use types and densities - location and design criteria for existing and proposed housing types;
 - (f) commercial facilities - determine the type, scale, location and design criteria of facilities, and catchment required. Facilities are to complement the network of centres in the City;
 - (g) community facilities - determine the provision sequence, timing and funding of required community facilities. Specify location and design criteria;
 - (h) environmental management - identification, protection and enhancement of environmentally significant areas including areas of bushland, corridors and foreshores and waterways;
 - (i) design - design criteria for matters such as landscaping, streetscape treatment, infrastructure design, building design and construction;

- (j) employment - identification of employment opportunities within the area or clearly defined relationships between the development and nearby job opportunities, including identified journey-to-work arrangements.

6.7 Structure Plan Components

- (1) The structure plan will ultimately be implemented through an amendment to the Redlands Planning Scheme.
- (2) Refer to Table 1 - Structure Plan Components below -

Table 1 - Structure Plan Components

Stage	Components	Product
Inception	<ul style="list-style-type: none"> ■ Background ■ Structure plan area ■ Purpose or objectives ■ Methodology ■ Consultation strategy 	Inception Report
Information Review	<ul style="list-style-type: none"> ■ Existing documentation ■ Information gaps 	
Opportunities and Constraints Analysis	<ul style="list-style-type: none"> ■ Opportunities ■ Constraints ■ Incorporation of urban design principles 	Area Analysis Report and Plan
Strategies	<ul style="list-style-type: none"> ■ Identifies elements of local strategies for each area 	Strategies Report
Structure Plan	<ul style="list-style-type: none"> ■ Translation of strategies into design ■ Structure plan map/s 	<p>Planning Report and Structure Plan</p> <p>Identifying required amendments to the Redlands Planning Scheme. This may include amendments to the zoning, definitions, codes, schedules and policies.</p>

6.8 Consultation

The establishment of an Emerging Urban Community Zone raises many questions from all sectors of the community. Consultation is an essential element in completing a structure plan and requires the completion of a consultation strategy. Refer to Planning Scheme Policy 2 - Community Consultation for further information.

Emerging Urban Community Structure Plans

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