

**SCHEDULE 7 (CLAUSE 9.3) – STRUCTURE PLANS: MATTERS TO BE INCLUDED**

Structure plans include plans and written texts and shall be accompanied by any other documents which the Council may require. The proponent should submit a schedule to the City including a summary detailing how the following matters in Parts A and B below have been addressed.

**PART A – PLANS AND WRITTEN TEXTS**

Plans shall be drawn to a scale clearly illustrating the intent of the structure plan. Structure plans shall include any of the following matters that the Council considers appropriate in relation to the nature of the structure plan:

- (a) the area covered by the structure plan in relation to surrounding landholdings;
- (b) a site analysis assessment and key opportunities and constraints of the structure planning area including landform, topography, hydrology, landscape, vegetation, soils, conservation and heritage values, main physical/natural features, ownership, land use, roads and public transport, and services;
- (c) consistency with the Metropolitan Region Scheme and the City's Scheme;
- (d) environmental considerations;
- (e) the planning context for the structure plan area including regional and neighbourhood structure, relevant strategies, Scheme provisions and policies and how the proposed Structure Plan is to be integrated into the surrounding area;
- (f) proposed major land uses in particular residential areas, public open space (including description & concepts), school sites, community purpose sites, mixed use, business, industrial and commercial uses;
- (g) residential densities including estimates of future population and dwellings;
- (h) likely employment requirements of the population residing within the structure plan area, measures proposed to establish a framework to encourage and retain local employment, location of industrial and business areas including estimates of future employment opportunities;
- (i) retail strategy and hierarchy of commercial centres together with locations, estimates of retail floor space and the maximum retail net lettable area to be developed;
- (j) provision for major infrastructure including main drainage (preparation of a drainage strategy), sewerage, water supply and other key infrastructure services;
- (k) the proposed indicative lot patterns and general location of major buildings;
- (l) provision for emergency services including police, ambulance and fire services;

- (m) the proposed road network and hierarchy, including any road widenings, traffic modeling/strategies and the relationship to the surrounding area and surrounding roads;
- (n) existing and proposed public transport routes, stops, corridors and transit stations;
- (o) main cycle and pedestrian networks;
- (p) strategies, structure plans and policies of the Council;
- (q) strategies, structure plans and policies of the Commission;
- (r) the objectives for the development and future use of the area covered by the structure plan;
- (s) justification for and an explanation of the proposal;
- (t) the obligations of the parties involved including private/public funding responsibilities;
- (u) developer/proponent contributions towards the provision of infrastructure (including roads, drainage reserves, public open space and community purpose sites);
- (v) estimates for the staging of subdivision and development including the time frame and an explanation of how the development will progress if it is staged;
- (w) special development control provisions and detailed area plans;
- (x) advice as to the appropriate Scheme zoning and provisions that should be contemplated for the land, when the Agreed Structure Plan is revoked by the Council under Clause 9.7 of the Scheme and upon the replacement of the Agreed Structure Plan by an amendment to the Scheme;
- (y) provision for vehicular access and parking;
- (z) provision for the size, location, orientation, and design of buildings and open spaces;
- (aa) provision for the design and location of signage, landscaping and street furniture;
- (ab) types of industrial and related uses within industrial areas and the location of such uses within those areas;
- (ac) advice from relevant Government agencies regarding the compatibility of the proposal with adopted Government policies and strategies.

#### PART B – OTHER DOCUMENTS

Other documents which the Council may require to be submitted with structure plans include:

- (a) letters received from consultation with servicing authorities and other Government agencies;
- (b) letters from the owners of all land within the structure plan area indicating their agreement to the structure plan;
- (c) public submissions and/or details and results of any other public consultation process;
- (d) relevant extracts of minutes.