

Centre Concept Plans Planning Scheme Policy

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1 Introduction

Under the Act, the Integrated Development Assessment System allows for Council and other referral agencies to request additional information to assist in assessing a development proposal.

Additional information, in the form of a 'Centre Concept Plan' as part of the general planning report, will be requested by the assessment manager and/or referral agency to assist in assessing development proposals involving:

- building work on sites identified in *Maps A and B* in the **Centre Design Code**
- more than 6,000m² of additional gross floor area in a Multi-purpose Centre
- more than 6,000m² of additional gross floor area in the following Special Purpose Centres: SP1—major hospitals and medical facilities, SP2—major educational and research facilities, SP4—major sporting stadium, and SP5—entertainment centres.

To enhance the smooth and quick assessment of these types of development proposals, applicants are encouraged to provide this additional information up front in the form of a Centre Concept Plan as part of their development application.

Community consultation will be requested as part of preparing the Centre Concept Plan. The **Consultation Planning Scheme Policy** recommends how this consultation should be undertaken.

2 Centre Concept Plans

The Centre Concept Plan should contain a main volume documenting the proposal in accordance with the guidelines below.

Refer to Figure a—*Example of a Centre Concept Plan for a Multi-purpose Centre*.

A separate volume should contain all supporting information including technical reports, the results of community consultation, supporting data and analyses used in the preparation of the Centre Concept Plan.

This supporting information will be considered by Council in deciding on adoption of the Centre Concept Plan.

The Centre Concept Plan and supporting information is to be publicly available to all interested parties.

2.1 Integration

The Centre Concept Plan must integrate:

- all built form and operational guidelines and Codes relevant to the achievement of the City Plan and its Desired Environmental Outcomes for Centres, traffic circulation and infrastructure
- pedestrian, bicycle and public transport network, facilities and open space
- the preferred layout, distribution, character and intensity of land use.

In achieving this integration the Centre Concept Plan must also be consistent with any Local Plan applying to the site unless a revision to the principle directions of the Local Plan has been agreed with the local community and the Council as a result of a community consultation exercise.

Where a Local Plan exists over the site, the Centre Concept Plan need only address the principles and include the contents listed below that are not already addressed by the Local Plan.

2.2 Design principles

The Centre Concept Plan must embody the following design principles:

For all Centres:

- new development that complements the desired character of the Centre and positively contributes to the Centre's built form and atmosphere
- integration of internal and external access to achieve a safe, convenient, comfortable and attractive environment for public transport patrons, pedestrians and cyclists, both between elements of the Centre and to adjoining areas
- provision of internal and external spaces that promote community interaction
- design, construction and operation of the Centre that promotes safety, with particular attention to landscaping design, building location, lighting, and pedestrian, public transport and carparking facilities

- location of stops and interchanges for public transport in the most accessible and convenient position in the Centre to promote their use
- design, construction and operation of parking areas, pedestrian ways, building entrances, amenities and seating that support accessibility for people with special needs
- vehicle entry and exist arrangements for the Centre that minimise adverse impacts on local amenity and promote efficiency of the road system
- internal vehicle movement arrangements that minimise conflicts between vehicles, cyclists and pedestrians.

For Multi-purpose Centres:

- development that enhances the Centre’s role as a community focus and meeting place and as a place that caters for the social needs of the community it serves
- development that does not quarantine or promote a focus on an enclosed shopping mall to the disadvantage of other component parts of the Centre
- finished levels that ensure integration and coordination of access between adjoining development
- a pedestrian spine that has an active frontage consisting of shops and landscaped meeting places, linking all components of the Centre.

2.3 Contents

The Centre Concept Plan should detail:

- the elements of the Centre and how the design principles have been incorporated in the Centre Concept Plan
- how the design of the Centre integrates internal and external access by walking, cycling, public transport and vehicles, to achieve a safe, convenient, comfortable, accessible and attractive environment
- how a particular development site, if relevant, is integrated with neighbouring real properties, facilities and the Centre as a whole
- infrastructure and urban design linkages to surrounding development
- design elements within the Centre that promote:
 - safety, security and accessibility
 - community focus and the use of the Centre as a meeting place for all people
 - the Centre as a point of economic activity and community service delivery

- the Centre’s role as an employment centre, public transport interchange and if relevant as a location for higher density residential development
- the character, intensity and appearance of building, carparking and all other design elements of the Centre
- the existing reduced levels and proposed finished levels for all elements of the Centre
- urban design and landscape elements
- themes to reinforce the desired identity and atmosphere of the Centre
- how impacts on surrounding uses are to be managed.

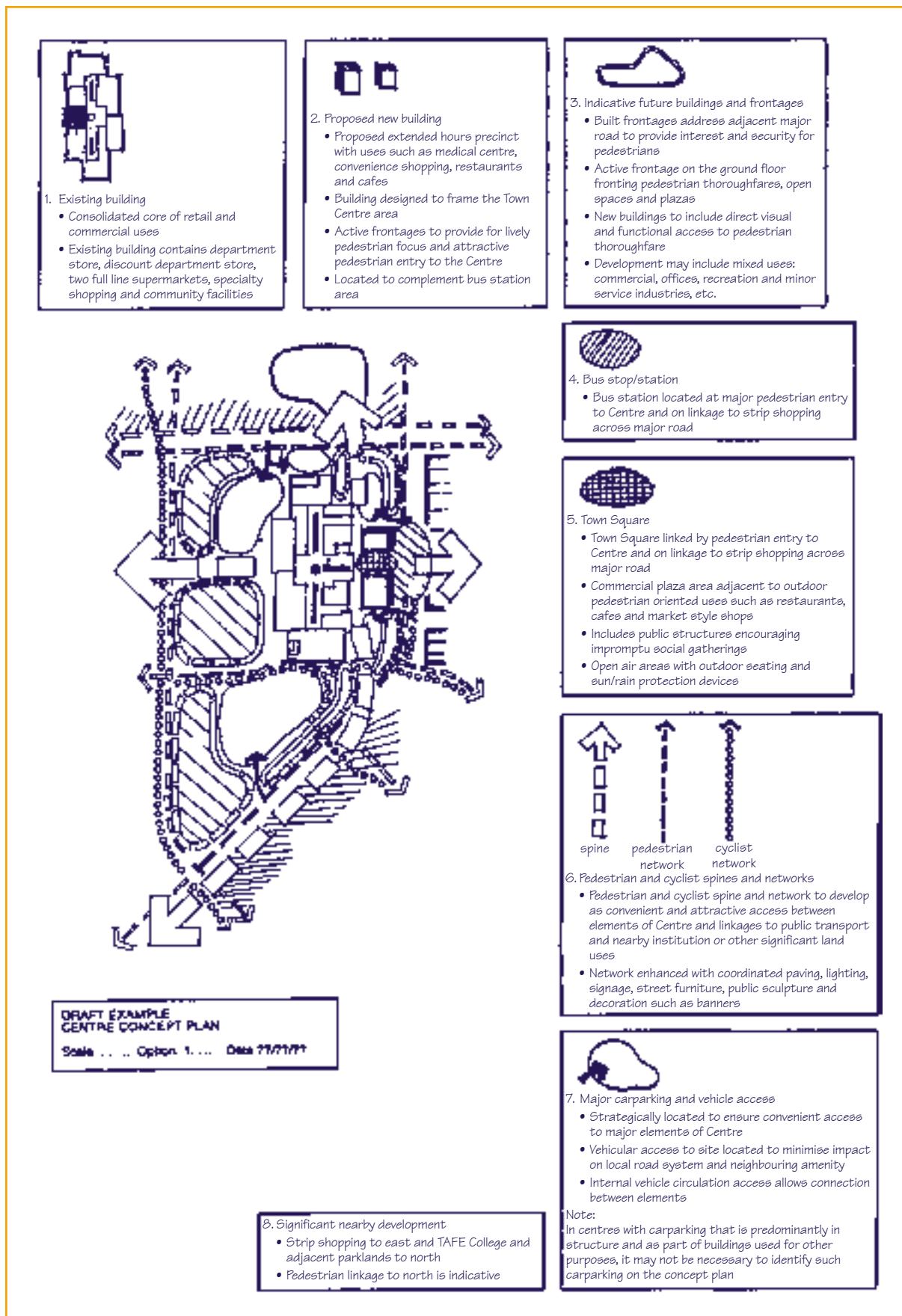


Figure a Example of a Centre Concept Plan for a Multi-purpose Centre