

**TITLE:            MASTER PLAN****POLICY NO. 4****ADOPTED:       15 March 2006****AMENDED:**

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**Purpose of the Policy**

The purpose of the Master Plan Planning Scheme Policy is to provide guidance for proponents of the detail which Council may require for assessment of the development on land included in the Urban Expansion Zone, Urban Residential Zone, Industry (Low Impact) Zone, Industry (High Impact) Zone and which comprises an area of more than 2ha.

This policy does not apply to self-assessable development.

**Requirement for Master Plan**

- (1) A master plan will assist Council in making an assessment of the proposed development and enable appropriate conditions to be attached to any approval. Council may request a master plan which shows the following:
- (a) staging of the development;
  - (b) integration with the existing and approved development surrounding the land;
  - (c) provision of transport links including the road network, pedestrian and cycle paths and public transport routes for both the land and connections with the surrounding land;
  - (d) stormwater management flow paths both through and connecting to the land;
  - (e) open space networks;
  - (f) location of community and commercial facilities;
  - (g) identification of broad land uses for the land including the density of residential development;
  - (h) maintenance of environmental qualities and landscape characters; and
  - (i) provision of amenity and safety for future residents.