

Practice note no. 09

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Context plans

Introduction

A context plan is a plan that the Minister for Economic Development Queensland (MEDQ) requires as part of the supporting information for a Priority Development Area (PDA) development application, in particular PDAs such as Caloundra South, Greater Flagstone, Ripley Valley and Yarrabilba.

A context plan is intended to assist the MEDQ in assessing a PDA development application by demonstrating that the development proposal will form part of a logical and integrated overall land use structure that is consistent with the vision, PDA-wide criteria and zone intents in the relevant development scheme and the relevant PDA guidelines.

Refer to the relevant development scheme for the statutory requirements of a context plan.

This practice note provides further detail about the preparation of a context plan and how this information is assessed as part of a development application.

Context plan area

Each PDA will have a number of context plan areas, which are negotiable for each development application at Caloundra South, Greater Flagstone and Yarrabilba. Context plan areas for the Ripley Valley PDA are shown in Appendix 2 of the development scheme. Refer to Appendix 1 for the endorsed context plans areas for Caloundra South as an example.

Context plan area boundaries usually reflect existing or proposed major features such as ridgelines, waterways, identified environmental areas, arterial roads, rail lines, the boundary between significant changes in proposed land use or cadastral property boundaries.

Scope and detail

The scope and detail of a context plan reflects the size, location and characteristics of the context plan area and the nature of the proposed development, and demonstrates how proposed development will integrate with the surrounding area.



Although a context plan does not define the final nature or location of land uses and infrastructure, it illustrates likely schematic locations of:

- » Neighbourhoods, including the identification of major access points and indicative dwelling densities¹
- » Principal land uses, including centres, schools, major parks (district, regional and linear parks) and other significant community facilities²
- » Network infrastructure (including external connections):
- » Major road/rail corridors and indicative connector street network (including proposed public transport routes³)
- » Trunk water and sewerage infrastructure
- » Greenspace network, particularly parks and environmental corridors
- » Active transport spines.

Small scale development

The following development scenarios are unlikely to require the preparation of a context plan:

- » Development that does not require the opening of a new

1 Refer to *PDA guideline 5: Neighbourhood planning and design*.

2 This will require calculation of park and community facility requirements for the context plan area including an assessment of ultimate population capacity. Refer to *PDA guideline 12: Park planning and design* and *PDA guideline 11: Community facilities*, and the relevant PDA-wide criteria and maps in the development scheme.

3 Refer to *PDA guideline 6: Streets and movement network*.

road or the closure of an existing road

- » Development involving the creation of not more than one additional lot
- » Development involving less than 500m² of new gross floor area.

Material change of use

A separate context plan is unlikely to be required to accompany a development application for a material change of use for one or more context plan areas, where the development application addresses all of the matters set out in this guideline.

Where the development proposal is not consistent with the MEDQ endorsed context plan, minor amendments may be required to the context plan to achieve consistency. In this case it will still be necessary to prepare a new context plan (and publicly notify the development application) but the work involved in revising the context plan will be minimal.

Context plan documents

Report and plans

A context plan should comprise a report and plans demonstrating that the development proposal forms part of a comprehensive and integrated land use pattern and infrastructure network that achieves the relevant vision, PDA-wide criteria and zone intents, is consistent with relevant PDA guidelines and respects the property rights of other landowners.

To achieve this it is expected that a context plan and report will include the following:

- » An analysis of the context plan area that identifies:
 - » Existing and approved development
 - » Significant environmental values (such as waterways, habitat areas and endangered regional ecosystems)
 - » Development constraints (such as flooding, storm tide, steep slopes, bushfire prone areas, areas potentially affected by noise, vibration, dust and other pollutants)
 - » Development opportunities (such as elevated land with views, areas with good transport access)
 - » Required external connections (e.g. to a linear park or environmental corridor, roads, trunk infrastructure and public and active transport links)
- » An analysis of spatial planning requirements from the development scheme (e.g. the preferred locations of centres, major parks, schools and community facilities; the preferred road network; the preferred open space and environmental areas network) and PDA guidelines (e.g. required provisions of community facilities and parks, required widths of waterway buffers and other environmental corridors).

Maps

- » A map or maps describing the indicative structure of the context plan area including:
 - » The broad land use structure including environmental protection areas, indicative sites for centres, schools and other community facilities, interface areas and buffers, and relationships with existing and approved development within and adjoining the context plan area.
 - » Neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the development scheme
 - » The road network should show arterial roads, major connector streets at a minimum, and indicate the proposed road linkages to land adjoining the development site
 - » The public transport network and major public transport facilities (e.g. rail stations, transit interchanges including park and ride facilities) demonstrating that the required levels of accessibility are achieved using reasonable assumptions about future development densities⁴
 - » Pedestrian and cycle networks
 - » Open space network including all sports parks and recreation parks except for local recreation parks and civic parks (where the context plan is not for a centre)
 - » Indicative trunk infrastructure networks for potable water, sewerage and storm water management.

See Appendix 2 for a good example of a context plan map.

Summary assessment

A summary assessment demonstrating that the context plan achieves the vision and relevant PDA-wide criteria and is consistent with all relevant PDA guidelines⁵.

MEDQ information

The following information can be obtained from the MEDQ:

- » the relevant development schemes and PDA guidelines
- » MEDQ endorsed context plans prepared for the area or part of the area (where applicable)
- » Specific matters to be addressed in the context plan (in addition to the generic matters included in this practice note)
- » Maps showing existing, approved and proposed development in and adjoining the context plan area.

4 Refer to *PDA guideline 5: Neighbourhood planning and design for neighbourhood access standards*.

5 Any inconsistencies should be identified and justified.

Land with multiple landowners

Where the context plan includes land with multiple landowners⁶, maps and text demonstrating that the context plan:

- » Maintains existing lawful or mutually agreed access to third party lots
- » Ensures that the development potential and amenity of third party lots is not detrimentally affected⁷.

Adjoining landowners

A context plan should demonstrate that the proposed development does not prejudice the development of adjoining sites by unreasonably shifting costs of infrastructure, such as parks, community facilities, stormwater management facilities, roads and bridges, on to adjoining properties.

A context plan is supporting information to assist in the assessment and decision making process for PDA development applications and does not bind the applicant, the assessing authority or adjoining/nearby landowners.

Public notification

Section 3.2.10 of the development scheme for the relevant PDA requires public notification of a development application accompanied by a context plan. Public notification requirements are set out in section 84 of the *Economic Development Act 2012*.

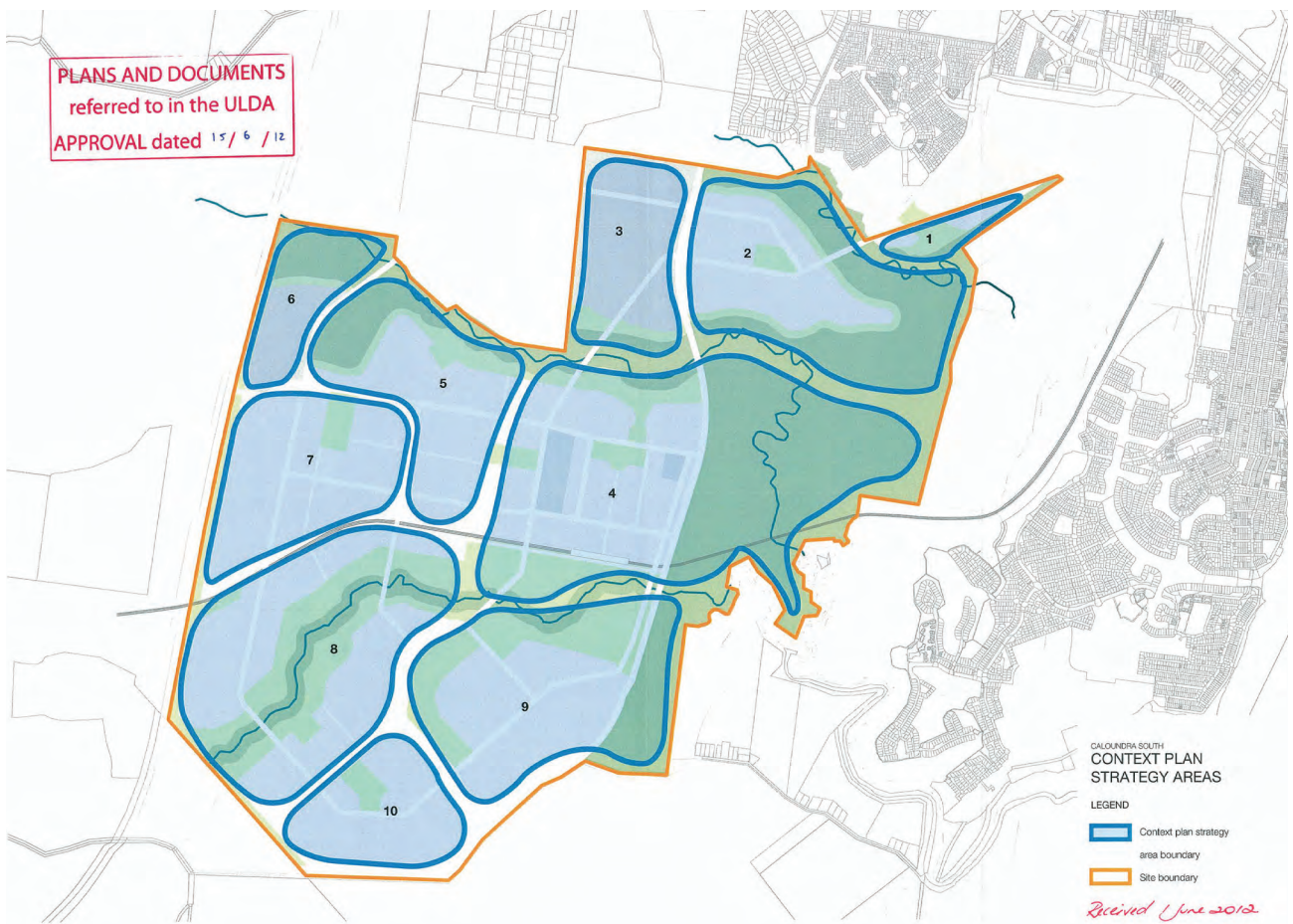
Currency

A context plan remains current for development assessment purposes until the MEDQ endorses a new context plan for the relevant context plan area. As soon as the MEDQ endorses the new context plan (by placing it on the DSDIP website) the previous MEDQ endorsed context plan for the area ceases to have effect.

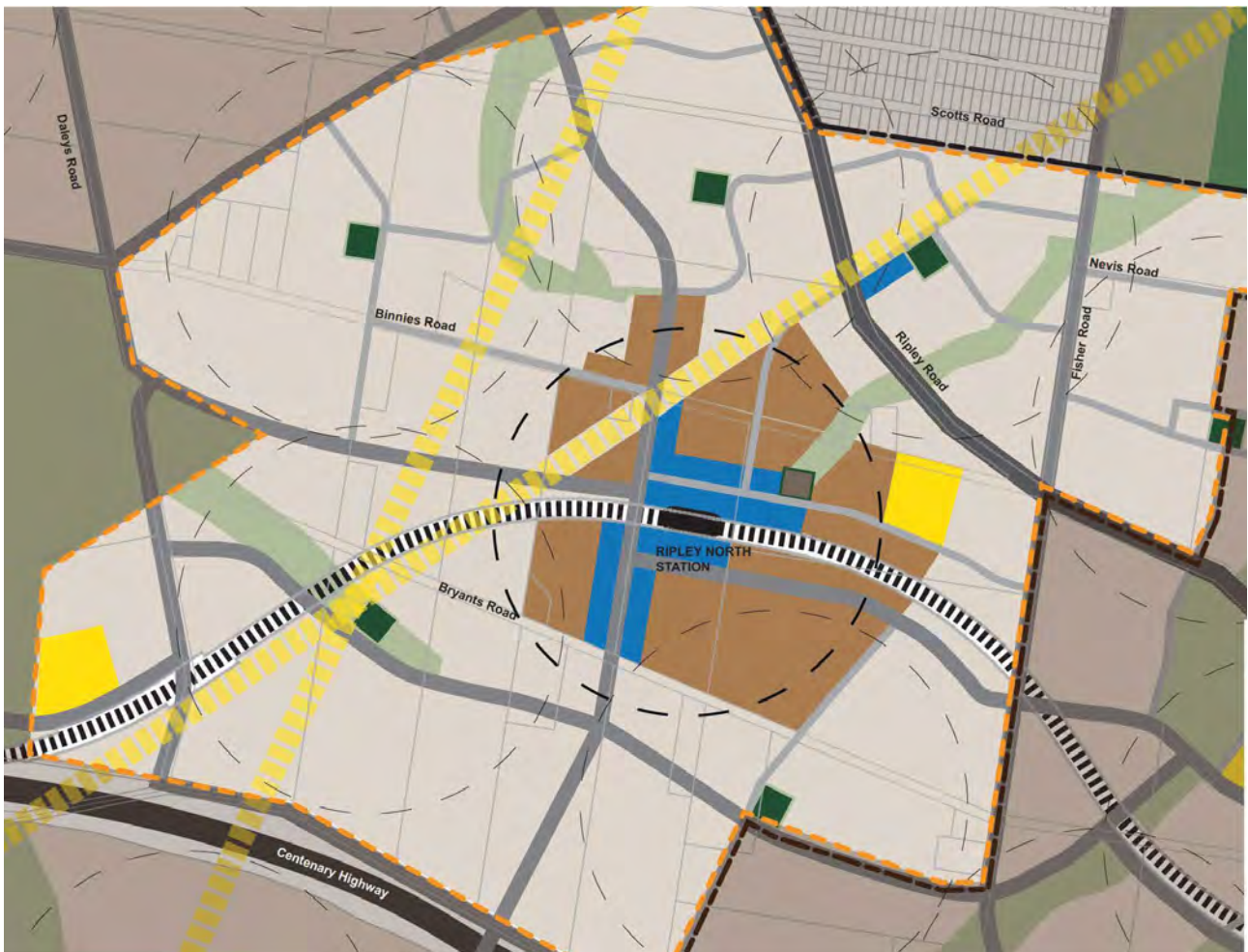
6 Applicants are encouraged to consult with other landowners in the context plan area to resolve these and other issues prior to lodging a PDA development application.

7 This may require inclusion of concept plans demonstrating that third party lots can be developed in accordance with the development scheme and PDA guidelines.

Appendix 1: Endorsed Caloundra South context plan areas



Appendix 2: Example context plan map



- PDA Boundary
- Urban Core
- Secondary Urban Core
- Neighbourhoods West
- SUCW Residential 35-50 dw/ha
- SUCW Residential Medium Density 20-35 dw/ha
- Commercial Mixed Use
- Education
- Neighbourhood Park
- Urban Plaza
- Open Space & Water Management
- Constrained Land
- Powerlink Easement
- 400m Neighbourhood Catchment
- Ripley Road
- Neighbourhood Transit Corridor
- Neighbourhood Link
- Motorway Corridor
- Proposed Rail Corridor
- Proposed Railway Station