

TOWN PLANNING INFORMANTS

THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

Package of Plans Process and Approvals

The general purpose of a 'package of plans' (POP) process is to provide a mechanism to plan and manage development of large strategic urban development areas. It provides for a phased process of planning, negotiation and approvals whereby increasing levels of detail are approved with every level of the POP with conditions for such approvals.



1

CONTEXTUAL FRAMEWORK

- Surrounding context
- Broad land use policy for the site & surrounding area
- May not conflict with MSDF Plans
- May include Heads of Agreement : City vs developer

2

DEVELOPMENT FRAMEWORK

- Goals & principles within the development
- Range of land uses in precincts
- Overall distribution and extent of land uses
- Major transport and pedestrian linkages with surrounding
- Bulk infrastructure requirements
- Broad Environment/heritage
- Identify precincts (& may inform subdivision into Precincts)
- May not conflict with Contextual Framework or MSDF

3

PRECINCT PLANS

- Apply to specific area within the site that have common features, functional relationships or phasing requirements
- Detail development objectives & intentions for Precinct
- Principles for urban form in Precincts (Urban Design guidelines)
- Land use & bulk allocation (Floor space)
- Traffic movements, pedestrian links & services within precinct
- Environmental management/ structural landscaping
- Informs future subdivision of Precincts

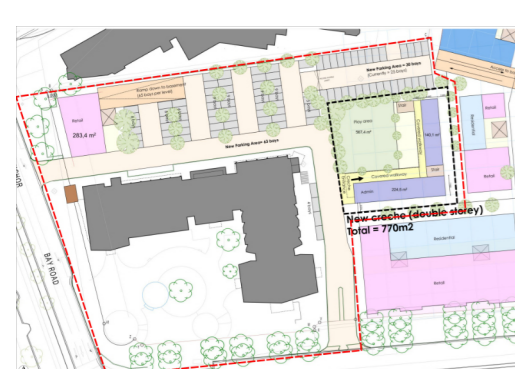
4

SITE DEVELOPMENT PLANS

- Greater design detail of site/ building
- May include details relating to:
 - Land use, floor space
 - Building lines
 - Height
 - Parking, traffic, pedestrian links
 - Landscaping
 - Municipal services connections
 - Position and appearance of buildings

5

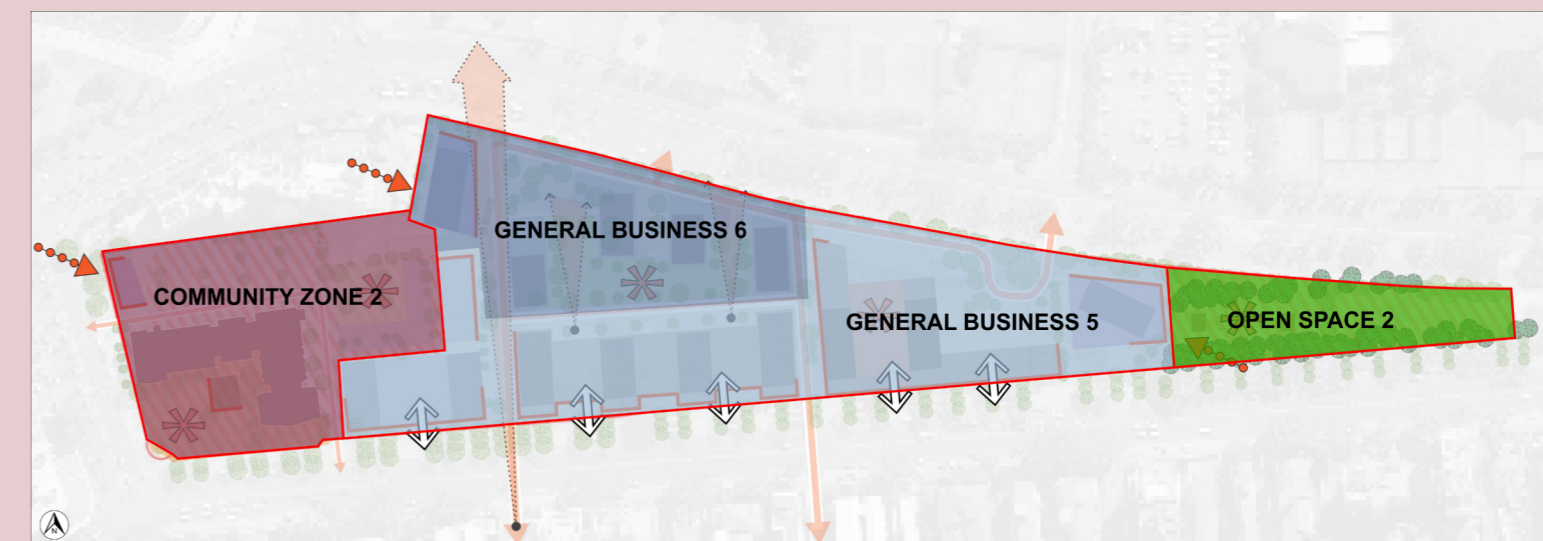
BUILDING PLANS



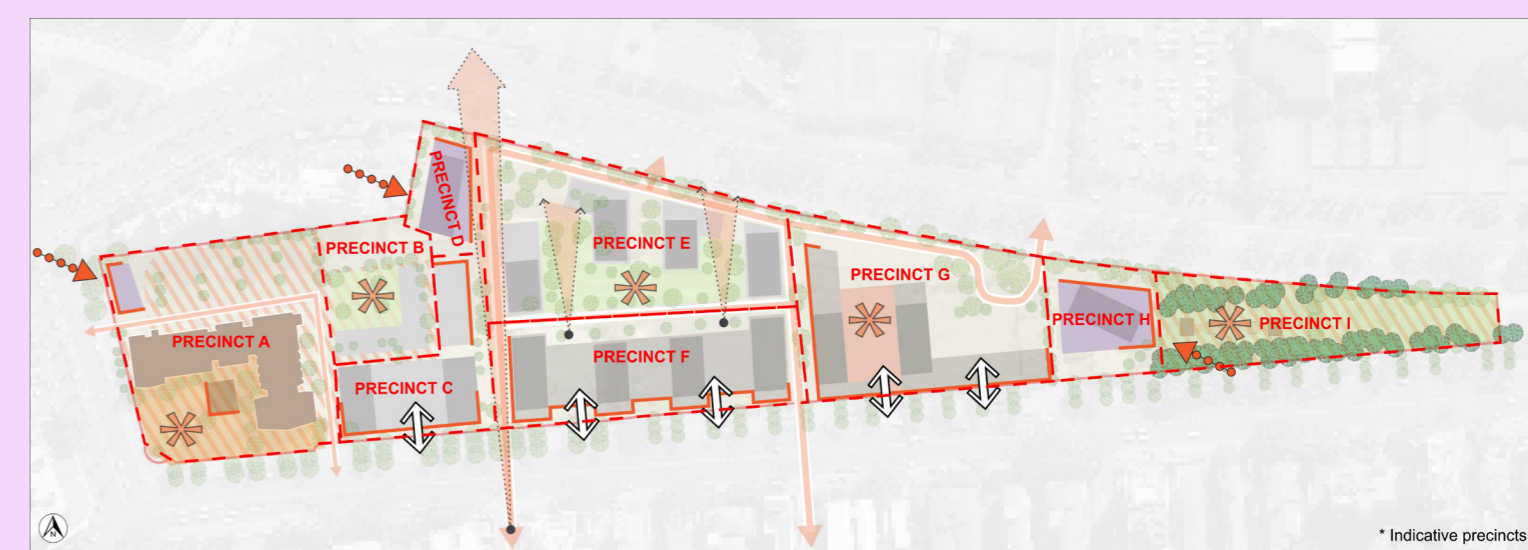
Approvals Over Time

REZONING

- Consolidation of all land parcels into one erf
- Rezone consolidated land to Subdivisional Overlay Zone
- Rezoning to be supported by:
 - Contextual Framework
 - Development Framework
 - EIA & Heritage Reports & ROD
 - Traffic Impact assessment
 - Bulk Engineering report
 - Major infrastructure projects identified and allocated to precincts/phases
 - Urban Design report
- Rezoning will secure basket of rights

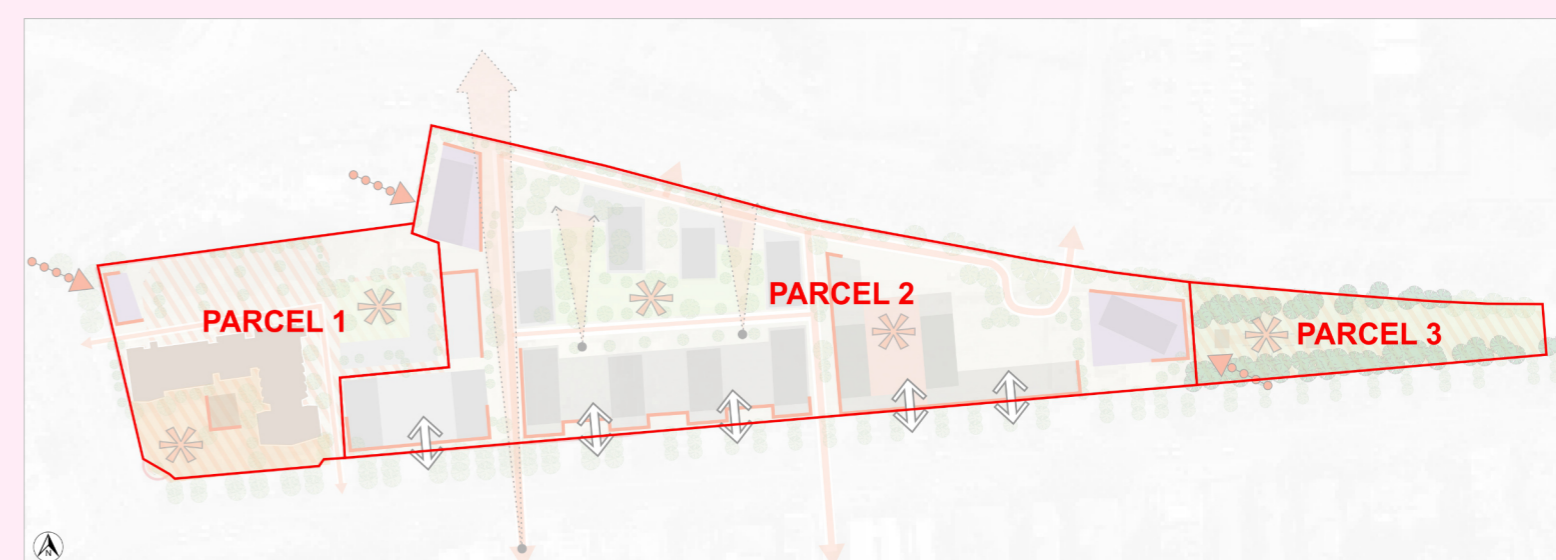


SUBDIVISION INTO PRECINCTS



SUBDIVISION INTO SITES

- May be approved at any stage once DF is approved
- Establish cadastral boundaries to facilitate land transfer
- Allocate zoning & permitted density to land parcels
- Impose other relevant conditions and limitations for further development and use of land
- Impose conditions related to separate registration and transfer (e.g. services)
- Address phasing aspects of development
- Require clarity on all services & connections
- Nature of public places and zoning of land
- All conditions of subdivision to be adhered to prior to section 137 clearance –clarity on what 'developer' must implement to give transfer
- Development charges or may require Services Agreement to be entered into



2 THIS APPLICATION

1 THIS APPLICATION

3 FUTURE DEVELOPER (PARCEL 1 & 2)

4 FUTURE DEVELOPER (PARCEL 1 & 2)