

TOWN PLANNING

THE REDEVELOPMENT OF KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS

Any future planning and development proposals will follow a Package of Plans approach, as provided for in Item 136 of the City's Development Management Scheme (DMS).

The **Package of Plans** process allows for a phased and structured approval process, with increasing levels of planning detail being assessed and approved over time as more information becomes available.

A Package of Plans consists of a **hierarchy of plans** from higher-order plans to lower-order plans of which lower-order plans must be in compliance with the higher-order plans. The Package of Plans approach provides a framework for:

- Establishing appropriate, high-level land-use rights for the precinct.
- Setting conditions that guide the provision of infrastructure, urban design parameters and environmental safeguards.
- Allowing detailed design to evolve in later stages, once key feasibility, servicing and spatial considerations have been resolved.

When approving a Package of Plans, the City shall determine the "**basket of development rights**" attributed to each of the three development parcels. Future development must then adhere to these development limits.

For this site, the statutory process is expected to include the submission of a **Development Framework Plan**, which is a second tier in the Package of Plans hierarchy. Any future precinct plans and Site Development Plans (SDPs), will need to comply with this Framework.

PACKAGE OF PLANS PROCESS

CONTEXTUAL FRAMEWORK

Overall scale and context at policy level

DEVELOPMENT FRAMEWORK PLAN

Goals and principles, vehicular movement, transport, NMT, bulk, form, density, land uses, spatial location, open space and landscaping, bulk services

PRECINCT PLANS

Detailed proposal for various precincts urban form: specifics such as access and parking

SUBDIVISION PLANS

Subdivision, lease areas, servitudes and zoning of erven

SITE DEVELOPMENT PLANS

Specific development proposals illustrate compliance with development framework and precinct plans - indicates floor area, parking layouts, sections & landscape plans

BUILDING PLANS

Comply with National Building Regulations