



Growth Area Planning FACT SHEET

How infrastructure schemes interact with the Planning and Design Code

Changes to the Planning and Design Code that accommodate large-scale growth are only supported by the Minister for Planning where the infrastructure planning to service the future community are well understood and settled, and there is clarity about costs, contributions and timing.

Infrastructure schemes are one of the key mechanisms to achieve this under the *Planning, Development and Infrastructure Act 2016* (PDI Act).

Policies, rules and regulations have been established to ensure that development applications are consistent with any relevant infrastructure scheme through their assessment against the Code.

This relationship or 'nexus' between the Code and an infrastructure scheme ensures the necessary infrastructure is coordinated with strategic land use, while preserving planning rule flexibility in master-planned areas to accommodate growth in accordance with long-term community needs.

Where the Minister for Planning has initiated preparing an infrastructure scheme over a growth area, the following planning system changes will be made under the PDI Act.

Structure planning stage

Structure plans outline the future development of a growth area, guiding land use (eg centres, residential areas, transit corridors), trunk infrastructure and urban layout.

A structure plan provides a framework for amendments to the Planning and Design Code by applying appropriate zones and overlays, as well as forming the basis for statutory concept plans in the Code.

To deliver the structure planning outcomes where a scheme will be used to deliver infrastructure, a Code amendment is needed to create concept plans and relevant overlays over the growth area.

In determining the Code amendment content, the Department for Housing and Urban Development and relevant state agencies determine the most appropriate policy framework to support delivering a well-planned master-planned community, in accordance with State Planning Policy 1.



The Code amendment will include any necessary concept plans to help guide key infrastructure, staging and activity centres, eg access points, main roads, stormwater infrastructure, green space and town centres.

This is reflected in the infrastructure plan attached to the infrastructure scheme, which maps out all infrastructure and other land uses that may be required for developing the growth area. This plan is used as a basis for calculating the net developable area for the growth area, which underpins infrastructure delivery and costing.

The Code amendment will apply the new Infrastructure Coordination Overlay over the growth area, which ensures development is consistent with, and will not compromise, efficient delivery of infrastructure provided for under an infrastructure delivery scheme.

The Infrastructure Coordination Overlay also requires certain development to be referred to the Scheme Coordinator, working in conjunction with referral bodies set out in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The Scheme Coordinator has powers of direction, including the ability to issue conditions such as a charge payment under a scheme. This provides flexibility for development to progress where it may not perfectly align with the infrastructure scheme but still meets objectives and does not undermine infrastructure planning assumptions.

Development application stage

When a development application is lodged for planning consent, it will be assessed against the policies and rules in the Infrastructure Coordination Overlay, which references the relevant concept plan(s).

This will ensure development is consistent with, and will not compromise, the infrastructure scheme and enables infrastructure charging and delivery through the development approval.

Alternatively, an applicant can opt to obtain preliminary advice and agreement from the Scheme Coordinator before lodging the application under section 123 of the PDI Act, avoiding the need for a formal referral to the Scheme Coordinator through a development application process.

This approach utilises the existing architecture of the planning system and does not introduce new assessment tools. It supports a streamlined and nimble process that will support the rollout of well-planned and serviced growth areas.

Relationship between scheme and Code

