

Zone Plan Report

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Executive Summary

Introduction

How this Plan is used in the Site Selection Process

The Site Selection Process is Defence's procedure for approving the location of buildings, facilities and infrastructure on establishments across the Defence Estate. The Zone Plan Report is to be consulted during the Site Selection Process and it provides guidance in selecting a suitable area in which the physical location of new activities, buildings or infrastructure should be sited.

The following steps are recommended:

1. Use the zone tables to identify the zone within which the proposed activity, building or infrastructure typically occurs. The objectives for each zone should also be noted.
2. Consult the zone plan map for potential locations within the given zone.
3. The precinct map and various constraints maps should also be consulted at this stage as the type of constraint may completely rule out a site or, in the case of a new building, influence its location within a zone or possibly even the building design.

The aim at this point is to establish whether a potential site is subject to restrictions such as:

- height limitations
 - a requirement for noise attenuation
 - a specific level of security.
 - environmental constraints
 - reserved for a specific purpose
4. Consult the Special Provisions section of the plan for any site specific requirements. For instance, a site within a Heritage Precinct may require a certain external building appearance or facade.

Where a suitable location within the recommended zone cannot be found and use of an adjoining zone or the Future Development Zone is being considered, the Directorate of Land Planning & Spatial Information must be consulted.

Overarching Principles and Objectives

The aims of the zone plan are:

- To preserve ongoing capability;

- To enable the orderly upgrading or expansion of base activities, facilities or infrastructure, to enhance existing or support emerging capability;
- To manage spatially, planned changes to base activities, facilities or infrastructure;
- To locate compatible activities together;
- To separate incompatible activities to avoid conflicts;
- To assist with the Site Selection Process for the physical location for new activities, buildings or infrastructure; and
- To provide for the highest and best use of land.

These objectives are similar for all Zone Plans. In this regard, Zone Plans are primarily concerned with the spatial reservation of land for prescribed groups of compatible uses and activities. They do not generally 'embed' specific locations for future infrastructure projects as the traditional master plans did. Rather, a Development Schedule, sitting outside the Zone Plan, acts as a staging plan for individual projects and includes their approved location. The currency of items listed on this schedule is to be regularly reviewed and should be considered during the Site Selection Process. This new approach provides for greater flexibility in the Site Selection Process and greater currency for Zone Plans into the future.

The location of significant or critical infrastructure projects that are approved and programmed for future delivery are however, identified in the plan using site specific precincts. (List specifically).

Map of the Zone Plan

Insert Maps

Zones

Insert applicable zone tables

Precincts

Insert applicable precincts

Special Provisions

Insert as applicable

Appendices

Constraints Analysis

Issues Analysis