

Overview: master planning process

The master planning process complements the State's strategic and statutory planning system by providing for orderly and rational land and infrastructure development. This process is fundamental to creating cities, suburbs, and settlements that are balanced, equitable, healthy, and uplifting.

Depending on the scale of a proposed development, a series of master planning tools are applied at key points in the planning, design, and development process to optimise value and quality and create well-coordinated and sustainable urban environments.

What is the master planning process?

The master planning process comprises a series of investigations that progressively shape urban development through phases of visioning, designing and implementing. Each of these processes, used in sequence or alone (depending on the scale and nature of the area under investigation), complement and support key stages in the State's planning system. They are also critical to the establishment and delivery of green infrastructure.

The master planning processes are:

- strategic framework
- urban design framework
- master plan
- implementation plan.

These processes are structured into three phases:

- visioning – used throughout the master planning process, and progressively refined as the process proceeds to greater levels of detail. This first step lays the foundation for future thinking. It is an aspirational process that captures the larger purpose of the project, an understanding of the place as well as the values of its community.
- designing – where the investigative work is analysed, opportunities identified and solutions and strategies are developed to a greater level of detail
- implementing – planning for the delivery of an agreed plan or framework.

Outputs of the master planning process

Strategic framework

The term 'strategic framework' is not commonly used, but has been used in this series of advisory notes to describe the early stage of the master planning process.

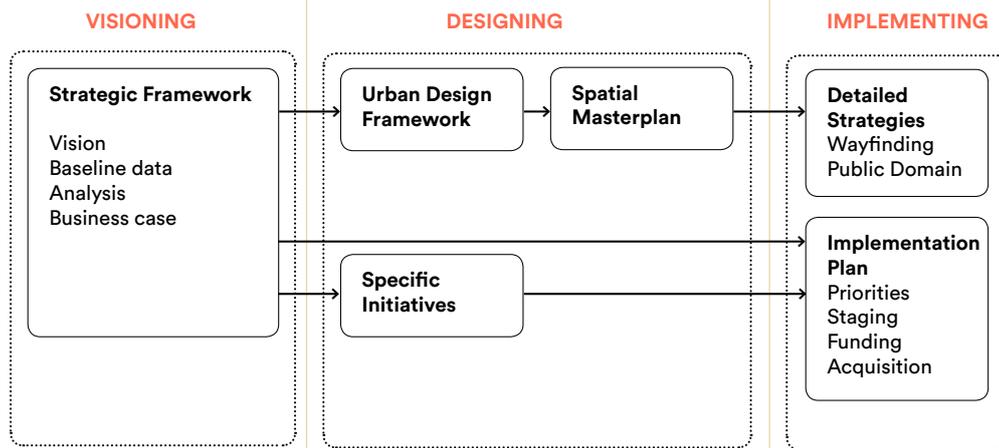
A strategic framework is a statement of aims and objectives for the physical regeneration of large areas of land or parts of an urban area. It may consider a much wider area than the master plan. The strategic framework functions as the brief for the spatial master plan. It is based on analysis of baseline data and may incorporate potential implementation processes.

Master plan

A master plan is a three-dimensional proposal for development or redevelopment affecting physical, economic, and social factors. It includes drawings and written descriptions of the proposed design approach and development type.

Implementation plan

This is a written strategy including, where appropriate, budget, programming and development type, and other proposals relating to the implementation of the master plan. Even if actual work on site is not imminent, this stage must be considered early in the process as it may influence activities requiring long lead times such as staged roll out or land acquisition.



Relationship between different types of frameworks and plans

How can GANSW help?

GANSW can help in the planning and delivery of projects by providing a range of design-related advice, including determining the best process for developing your master plan.

Further information

For more information see Better Placed: An integrated design policy for the built environment of NSW (GANSW 2017) available on the GANSW website: ga.nsw.gov.au

Government Architect NSW

GANSW provides design leadership in architecture, urban design and landscape architecture. In this role, GANSW works across government, the private sector and the community to establish policy and practice guides for achieving good design. GANSW provides strategic advice across design, planning

and development to support good policy, programs, projects and places.

Contact GANSW

GANSW makes every effort to keep its advice up to date. From time to time we will release new versions of these advisory notes. For further advice, or if you think there is information missing, please contact GANSW.

Ben Hewett
Deputy Government Architect

Jane Threlfall
Principal Urban Design

02 9860 1464

government.architect@planning.nsw.gov.au

Department of Planning and Environment
320 Pitt St Sydney NSW 2000