

Practice note no. 10

Issued: March 2014

Plans of development

Scope

The Plan of Development (PoD) often forms part of a development approval and enables exempt/self-assessable development in Priority Development Areas (PDAs). Whilst a PoD can be used for a variety of development types, and can be tied to a development approval for a material change of use, this practice note addresses how a PoD can be used to facilitate low rise residential and mixed use development in an approval for reconfiguring of a lot involving lots less than 450m² in area.

The PoD is related to but distinct from a 'subdivision plan'. A subdivision plan typically shows all information required for reconfiguring of a lot approval. A development approval for reconfiguring of a lot (RoL) can include a PoD. The PoD regulates building development on and within lots created in accordance with an approved RoL.

A PoD may contain site plans, graphics and text and once approved becomes the primary documentation for the ongoing regulation of subsequent exempt, self assessable and assessable development (permissible). Typically the PoD is a self-contained map containing sufficient information to enable a building certifier to approve building plans, and a builder to build a house, install landscaping or erect a fence without further planning/development approvals.

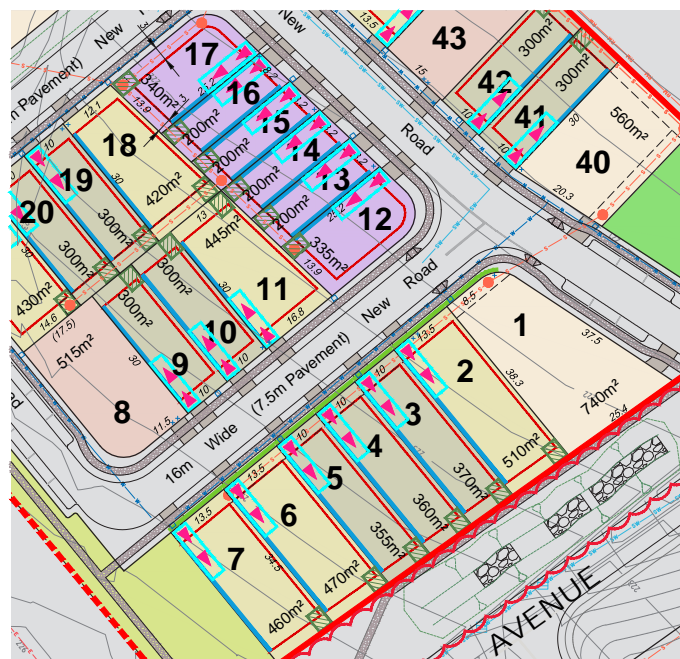
Development that is not in accordance with an approved PoD may require another development application.

Content

A PoD needs to include enough detail to demonstrate consistency with the development scheme and PDA guidelines, in particular *Guideline No 7 - Low Rise Buildings*.

The PoD should detail:

- » the lot layout and streets, including lot numbers, lot areas, street reserve widths, street or road carriageways (may include bus stops, taxi ranks, loading zones and similar service areas where proposed), and location and width of footpaths



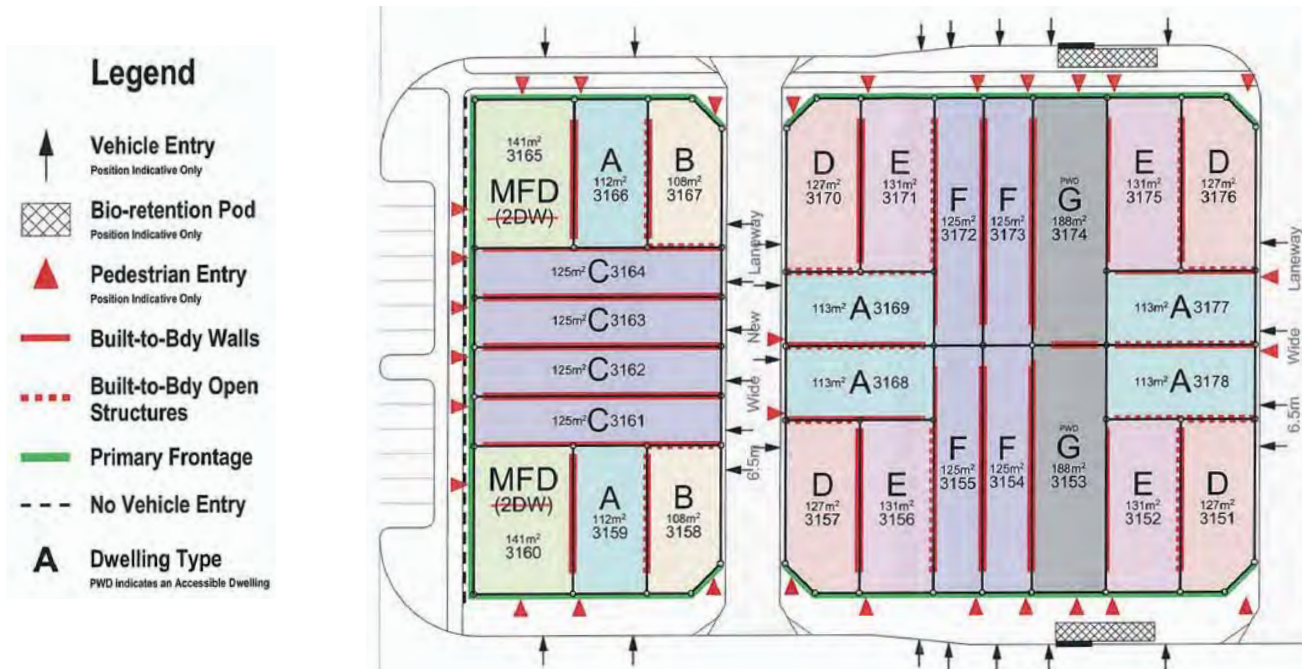
- » land slope and major infrastructure items
- » land uses, including lots for houses and multiple residential and proportions and locations of uses for mixed use buildings
- » primary and secondary street frontages (if necessary)
- » public open space areas, including lot number and area
- » built-to-boundary wall locations (including mandatory built-to-boundary situations)
- » areas and dimensions of private open space
- » where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details
- » building envelopes indicating minimum setbacks, access points, and heights
- » where involving multiple residential, the maximum number of units of the development on a lot.

Depending on the complexity, character, and density of the development, the PoD may also detail:

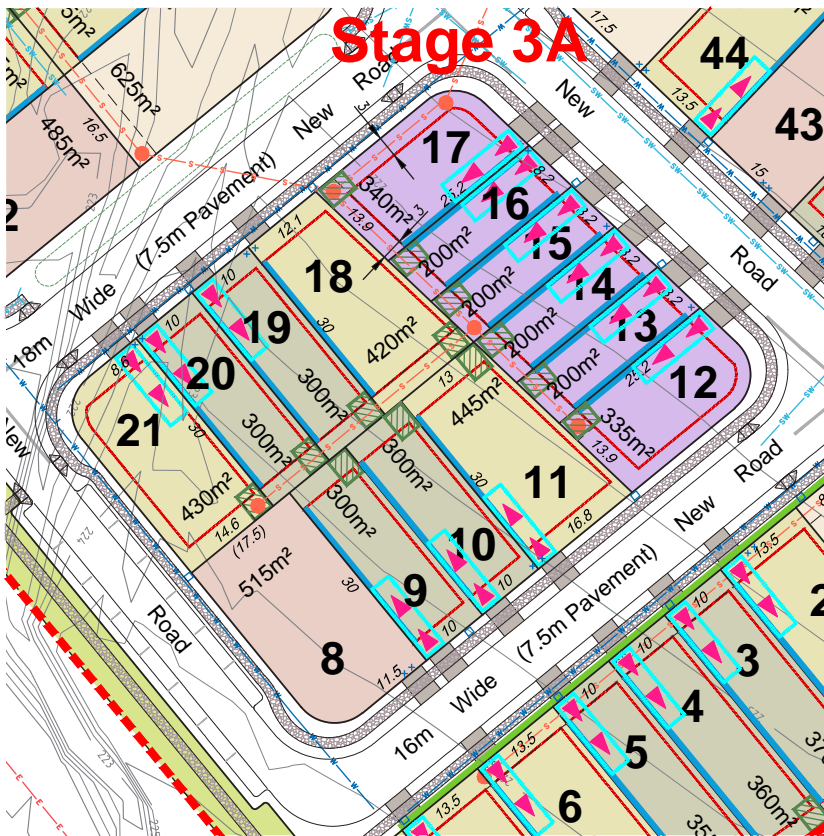
- » building site coverage and maximum gross floor area
- » vehicular and pedestrian access points (particularly for multi residential and mixed use sites)
- » signage controls and noise attenuation

The PoD is typically based on the details included on a reconfiguring of lot plan.

PoD and RoL plan examples



Plan of development extract including references to proposed house plans by type - proposed house plans are required to demonstrate how a house can be built on lots less than 250m² in area.



Plan of Development plan extract

Building envelopes and relevant parameters regulate development on lots less than 450m² in area - proposed house plans are also required to demonstrate how development can occur on lots less than 250m² in area

Reconfiguring of Lot plan extract



Approval documents

In addition to the RoL plan and PoD, the following may be approved or endorsed as part of the RoL approval package:

- » proposed house plans for residential lots less than 250m² in area or where the slope across the lot exceeds 15 per cent
- » landscape concept plan
- » bulk earthworks and services plan
- » stormwater management plan

Whether development can proceed generally in accordance with these approved or endorsed plans depends on the clarity of content and level of design resolution communicated.

Not all of this information will be required with each application. On sloping land, the bulk earthworks and services plan is important. Conversely, on flat land the stormwater management plan plays a more significant role.

The content of a landscape concept plan will vary according to context, but in particular whether urban (say 50dw/ha) or suburban (say up to 30dw/ha) densities are proposed - e.g. more and wider footpaths may be required in urban streets.

Supporting information

A PoD does not detail but is supported by other information used to assess the development application for reconfiguring a lot. The following supporting information may be required:

- » a parking analysis plan (see PDA practice note on parking analysis plans)
- » a slope analysis plan

The parking analysis plan is needed when development densities exceed 20 dwellings per hectare (dw/ha) or when lots are less than 12.5 metres wide (see practice note on parking analysis plans).

Approval documents content and sample plans

Proposed house plans

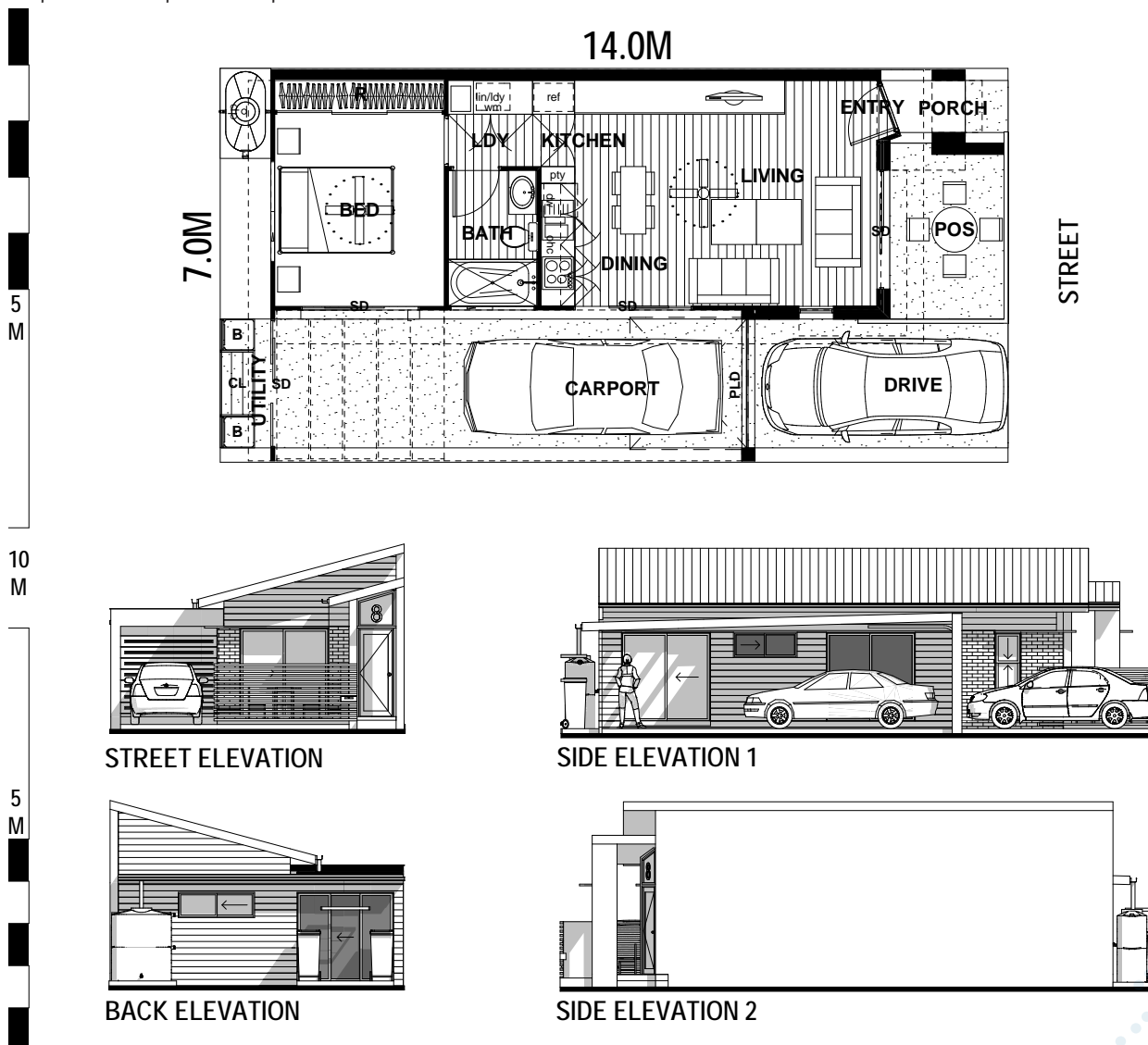
Proposed house plans will show all elevations, floor plans and a site plan, and will be dimensioned and drawn at a recognised scale (e.g. 1:100). The house plans will include dimensions to show overall lengths and heights of buildings, building setbacks, on-site car parking and private open space.

More than one proposed house plan may be suitable for the same lot. This should be indicated on the PoD.

The proposed house plans may be approved or endorsed as part of the RoL approval. It is recognised however that proposed house plans are concept plans which may change at the building approval stage. To facilitate a building approval, the building plans should be generally in accordance with the proposed house plans.

Where there is any doubt in the extent of variation, new or different proposed house plans should be submitted for compliance assessment. A material difference (such as adding a storey) may require a further development application.

Proposed house plans example



Landscape Concept Plan

Where applicable, the landscape concept plan should detail:

- » location and dimensions of street carriageways, footpaths and other pavements
- » location, type and size of street tree and other planting
- » tree retention requirements
- » key structural elements such as entry signage and fencing
- » park area and embellishment, including location and treatment of paths, planting, mounding, park furniture, shelters and play areas

Also see practice note on footpath provision.

Landscape concept plan extract



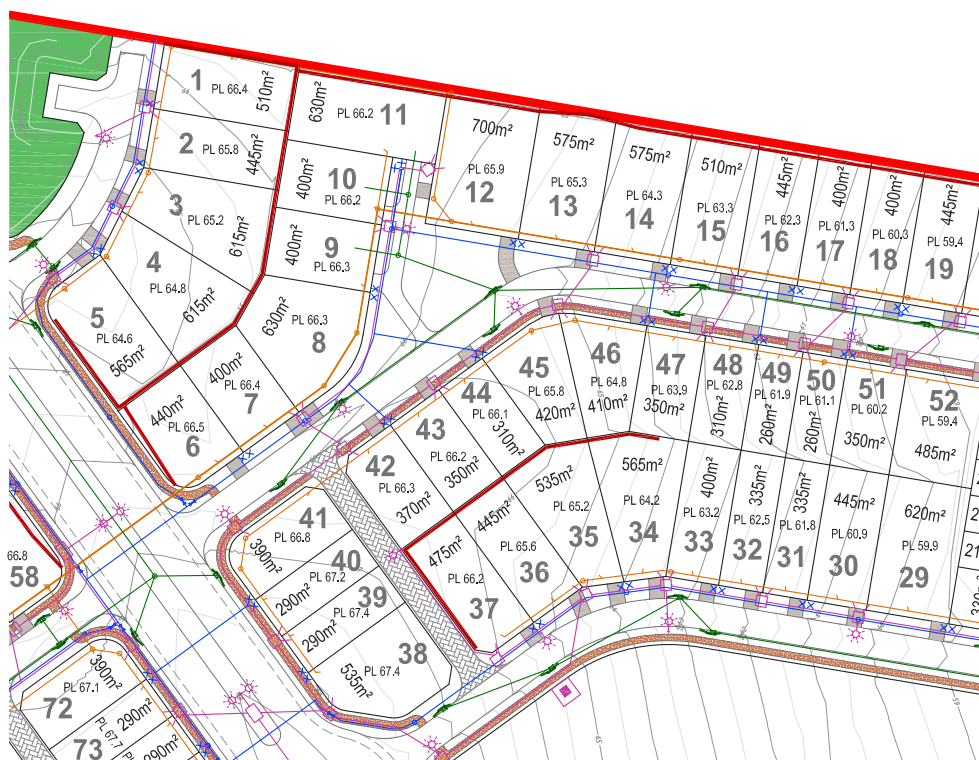
Bulk Earthworks and Services Plan

To ensure an appropriate level of integration, the PoD and RoL should be prepared having due regard to bulk earthworks and the 'first cut' design of civil works and detail how:

- » gully pits, water meters, power pillars and communications pits do not interfere with driveways of narrow frontage lots
- » sewers and stormwater do not clash with walls that are built to the boundary (sometimes referred to as the zero lot line)
- » overland stormwater flows are not concentrated through narrow lots
- » slopes of small lots are not excessive
- » infrastructure items do not detract from the urban amenity and
- » any filling does not adversely impact on tree protection and driveway slope.

Where applicable, the bulk earthworks and services plan should detail:

- » finished contours (including slope controls such as retaining wall locations and height, elevated construction and slab-on-ground requirements)
- » location of water, sewer, power, and telecommunications lines
- » service infrastructure connection points to each lot
- » location of street lighting, driveways and footpaths
- » In steeply sloping areas, early analysis of bulk earthworks and services planning may reveal a need to widen street and rear lane reserves beyond standard widths, e.g. to accommodate retaining walls and ensure driveways are of an appropriate grade. Retaining walls on lot boundaries should generally be no more than 2.5 metres in height.



Legend

General Details

- Site Boundary
- Proposed Precinct Boundary

Open Space

- Proposed Detention & Park
- Waterway Top of Bank
- Waterway 50m Buffer

Road

- Indicative Footpath Location
- Indicative 3.5m Wide Driveway

Services

- Electricity
- Sewerage
- Stormwater
- Water
- Retaining Walls shown at 1.5m & over except for rear lanes

Bulk earthworks and services plan extract - showing proposed finished contours and location and height of retaining walls.

Stormwater Management Plan

Where applicable, the stormwater management plan should detail:












- » stormwater drainage flow patterns, to clearly demonstrate the location of overland flow paths and stormwater treatment sizes and location (both permanent and temporary)
- » consistency with the bulk earthworks and services plan

In sloping areas, early analysis of stormwater flows may reveal streets with trapped sags where stormwater may overflow through an allotment. Trapped sags should be eliminated from the design.

Stormwater Management Plan extract



LEGEND

	ATTACHED HOUSING		PROPOSED FLOW DIRECTION
	DETACHED HOUSING		SUBCATCHMENT REFERENCE
	COMMERCIAL		TREATED SUBCATCHMENT
	OPEN SPACE		STAGE ONE BOUNDARY
	PARKLAND		SITE BOUNDARY
	ROAD RESERVE		

Supporting information content and sample plans

Parking Analysis Plan

See related practice note.

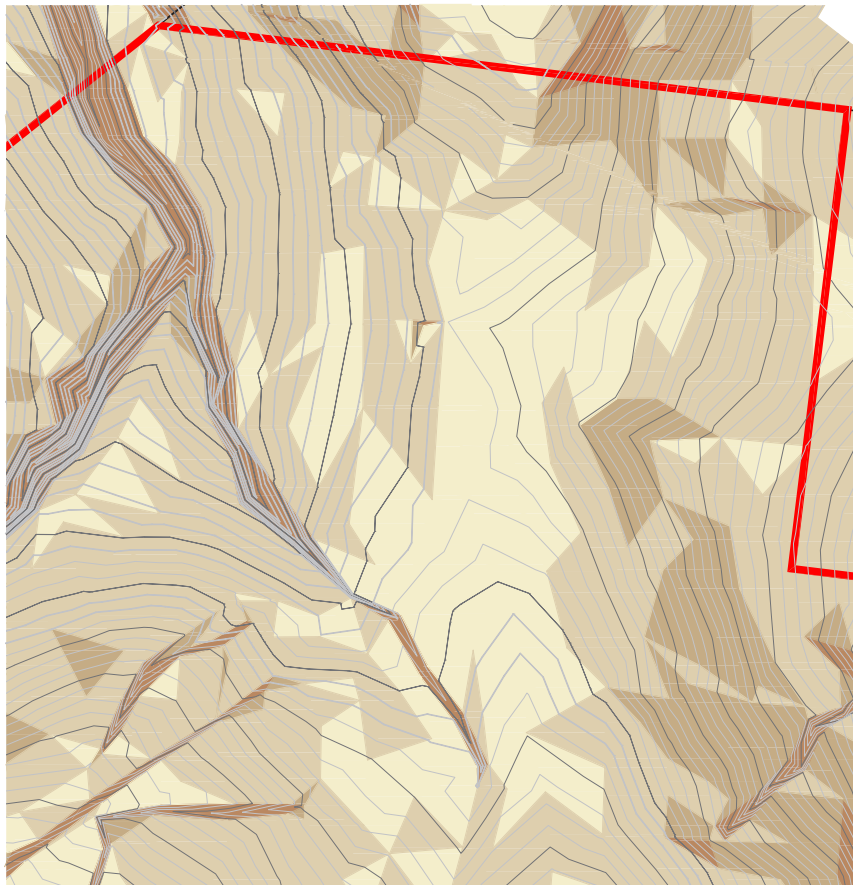
Slope Analysis Plan

Where applicable, the slope analysis plan should detail existing contours and areas where slope is:

- » less than or equal to 5 per cent (no small lot problem);
- » greater than 5 per cent and up to 10 per cent (exercise caution in introducing small lots);
- » greater than 10 per cent and up to 16 per cent (small lots should be avoided unless specific design controls for slope are implemented); and
- » over 16 per cent (small lots not appropriate)

The slope analysis plan should be presented at the same scale as the RoL and/or PoD plan to enable cross checking with the above criteria.

Slope analysis plan extract



Legend

- Site Boundary
- Minor Contour - 0.25m Interval
- Major Contour - 1.0m Interval
- Slope - Less than or equal to 5%
- Slope - Greater than 5% and up to 10%
- Slope - Greater than 10% and up to 16%
- Slope - Over 16%