Response to Practice Note 10 – Plans of Development

Item in Guideline or Practice Note	Response
Content – POD needs to include enough detail to demonstrate consistency with the development scheme and PDA guidelines. 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.	The accompanying Plan of Development prepared by Therefor Group includes the following plan details: ▪ Lot and street layout ▪ Lot numbers ▪ Lot areas ▪ Road reserve widths ▪ Indents for bus and coach parking The Plan of Development does not include taxi ranks or loading zones as they are not included within the proposed development. Additionally, the accompanying Civil Functionals Plans prepared KN Group also detail the following: ▪ Street / road carriageway detail ▪ Location and width of footpaths
Land slope and major infrastructure items	Land slope is detailed in a number of forms, including pre-developed slope being shown on Context Plans, nomination of split lots on the Plan of Development and more specific contours and levels shown on the Civil Functional Set. Major infrastructure items such as the pad-mount transformers and easements required for services through lots are annotated within the Plan of Development. Civil Functionals provide further details on other major infrastructure items to maintain readability of the Plan of Development.
Land uses, including lots for houses and multiple residential and proportions and locations of uses for mixed use buildings	The Plan of Development details land uses such as dwelling houses, multiple dwellings, and retirement facility. The Plan of Development does not include proportions and locations of uses for mixed use buildings as mixed use buildings are not proposed.
Primary and secondary street frontages (if necessary)	The Plan of Development details primary and secondary street frontages.
Public open space areas, including lot number and area	The Plan of Development details the size and location of public open space areas (including lot number and area).
Built-to-boundary wall locations (including mandatory built-to-boundary situations)	Built-to-boundary wall locations are annotated within the Plan of Development.
Areas and dimensions of private open space	The proposed areas and dimensions of private open space are included within the Plan of Development.
Where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details	Fencing requirements are outlined on the Plan of Development. Retaining wall details are including within the Civil Functionals. Noting the slope of the site and extent of retaining required across the development, it is not considered practical to include this information within the Plan of Development.
Building envelopes indicating minimum setbacks, access points, and heights	All proposed development controls such as building envelopes, minimum setbacks, access points, and heights have been annotated within the Plan of Development.
Where involving multiple residential, the maximum number of units of the development on a lot.	The Multiple Residential Sheet within the ROL & POD Package and Context Plan, outlines the anticipated number of units / density for the proposed Multiple Residential Lot. The Retirement Lot density has been nominated on the Context Plan. Specific details of these sites are to be worked through as part of standalone applications.
Depending on the complexity, character, and density of the development, the PoD may also detail:	

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Building site coverage and maximum gross floor area	Building site coverage is nominated for proposed lots within the Plan of Development. Maximum gross floor area (GFA) has not been identified as it not considered necessary to be regulated with other development controls in place.
Vehicular and pedestrian access points (particularly for multi residential and mixed-use sites)	The Plan of Development details the location of vehicular and pedestrian access points to the extent required.
Signage controls and noise attenuation	Signage controls for the proposed display village are indicated within the Plan of Development. Noise attenuation has not be identified as required with all residential lots appropriately separated from higher order roads.
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 percent	House typology plans have been included as part of this application.
Landscape Concept Plan	A Landscape Design Package prepared by RPS accompanies this application.
Bulk Earthworks and Services Plan	Civil Functional plans prepared KN Group detail bulk earthworks and servicing.
Stormwater Management Plan	A Stormwater Quality Management Plan prepared by DesignFlow accompanies this application as well as a Flood Assessment prepared by WEP.
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:	
Parking analysis plan	A Parking Analysis Plan is included within the Plan of Development.
Slope analysis plan	The Plan of Development identifies split lots, whilst the accompanying Context Plan provides a high level slope analysis. Further detail of slope is included within the Civil Functionals package, to ensure that Plan of Development remains legible.
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 housing typology package is considered to provide a sufficient level of detail for the proposed development.
Landscape Concept Plan Where applicable, the landscape concept plan should detail:	
Location and dimensions of street carriageways, footpaths and other pavements	Location and dimensions of street carriageways, footpaths and other pavement are included with the Civil Functional package, with some details also shown on the Landscape Design Package prepared by RPS.
Location, type and size of street tree and other planting	Location and type of street tree and other planting has been identified within the accompanying Landscape Design Package. The size of trees can be conditioned and established as part of detailed design.
Tree retention requirements	A Tree Retention and Removal Plan prepared by Therefor Group accompanies this response.
Key structural elements such as entry signage and fencing.	Key structural elements are annotated within Landscape Design Package. Specific details shall be established as part of future operational works applications.
Park area and embellishment, including location and treatment of paths, planting, mounding, park furniture, shelters and play areas.	The proposed park area and embellishments are detailed within Landscape Design Package.
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	The siting of driveways and crossovers of narrow frontage lots have regard to proposed gulley pits, water meters, power pillars and communication pits. This is detailed within the Civil Functional package.

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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)	Proposed sewer and stormwater infrastructure does not clash with built to boundary walls. This has been considered in nominating mandatory built to boundary walls and identifying areas that require easements.
Overland stormwater flows are not concentrated through narrow lots	Overland flow is not concentrated or conveyed through narrow lots.
Slopes of small lots are not excessive	Slopes of small lots are not excessive. Most lots are to be benched to ensure they are construction ready.
Infrastructure items do not detract from the urban amenity and	Proposed infrastructure items shall not detract from urban amenity.
Any filling does not adversely impact on tree protection and driveway slope.	The proposed filling does not adversely impact on tree protection to the extent practical, noting certain outcomes are required to manage stormwater and create a naturalised waterway. All proposed driveways are functional with respect to slope.
Bulk Earthworks and Services Plan **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)	The accompanying Civil Functionals detail the finished contours including slope controls such as: ▪ Design surface contours ▪ Retaining wall locations and height ▪ Slab on ground requirements; and ▪ Split level lots.
Location of water, sewer, power, and telecommunications lines	The accompanying Civil Functionals identify the location of water, sewer, electrical pillars and pad-mount transformers. Further servicing details are to be resolved as part of detailed design.
Service infrastructure connection points to each lot	The accompanying Civil Functionals identify service infrastructure connection points to each lot.
Location of street lighting, driveways and footpaths	The accompanying Civil Functionals identify the location of driveways and footpaths. Street lighting is to be resolved as part of detailed design.
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.	Extensive work has been done to manage bulk earthworks, not just within the subject site but across the Stockland Providence landholdings. Bulk earthworks, retaining and layouts have been designed as efficiently as practical noting most of the site is sloped. Retaining wall heights do exceed 2.5m in some locations, this has however been limited where possible.
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)	The accompanying Stormwater Quality Management Plan prepared by Design Flow incldues all necessary detail.
Consistency with the bulk earthworks and services plan	All engineering documentation has been coordinated to be consistent.