



Policy 10: Guidelines for Preparing Management Plans and Plans of Development

Chapter 1 Purpose

Some codes in this planning scheme require the preparation of a Management Plan (MP) or a Plan of Development (POD) as an Acceptable Solution to satisfy the Performance Criteria. The MP or the POD is required to be approved by Council, as the principal Assessment Manager. In some cases, another statutory authority may be required to provide input or approve a major part of either a MP or POD. These plans are vital for the comprehensive assessment and determination of development proposals and contribute significantly to an understanding of what is proposed. In both code and impact assessment, these plans provide detailed communication in terms of the management of impacts and the planning of certain development proposals. In the case of code or impact assessment, where public notification or referral coordination is required under **Integrated Development Assessment System (IDAS)**, these plans will provide detail for informed responses by the public, and will allow informed decision making by other assessing authorities.

MPs and PODs serve the purpose of managing impacts during the establishment phase of development, or provide a framework for the ongoing or long term management of development proposals and associated activities. The Assessment Manager may not automatically accept a MP or POD, and subsequent negotiations may be needed or conditions applied to modify part of the plan before the granting of approval. This course of action may be taken depending on the circumstances of the case. In most cases, a well prepared plan addressing critical matters should be acceptable.

Chapter 2 Application of Management Plans and Plans of Development

MPs and PODs are required by some codes in the Planning Scheme. These codes will be the primary triggers. However, an application may itself trigger the need for a MP or a POD, depending on the level of complexity of the application, or the need to manage site and operational impacts.

One or both plans may be required in either code or impact assessment level, but they will not be required in self assessment. (As self assessable development does not require approval of the assessment manager, there is no need for an MP or POD).

An MP or POD may be required for a particular aspect of development, either a Material Change of Use, building work, operational work, or the reconfiguration of an allotment. It is not envisaged that such plans will be required for plumbing and drainage work, as these types of activities are currently controlled by other statutes and not yet regulated by the **Integrated Planning Act 1997 (IPA)**.

Chapter 3 Types of Management Plans and Plans of Development

Depending on the subject matter, an MP or POD may be required for an engineering solution, a landscape work, an environmental outcome, or to address best practice. In the case of an extractive industry, an MP plays an essential role in the mitigation of natural environmental impacts, social impacts, traffic impacts and the day to day operation of such an activity. In the case of a major reconfiguration of an allotment or the construction of a major housing project, the POD establishes the staging, layout and other general concepts that are related to that type of development. It is a very important communication tool.

Chapter 4 Who is Competent to Prepare Management Plans and Plans of Development

Where a code or other planning scheme provision requires an MP or POD, it is accepted that these plans will be of a high standard, thereby requiring input from a competent person. In some cases, a professional person such as an engineer, architect/ designer, environmentalist or other specialist in the related field of expertise should be engaged to prepare all or part of the plan. Other suitably qualified or experienced persons may be equally qualified to prepare such plans. However, it must be remembered that the MP or POD is regarded as a guiding document and must be of sufficient depth and quality to form part of the development approval.

The MP or POD should be regarded as a detailed expression of the development proposal and they are as important to the development outcome as the design concept itself. Therefore, they must be highly informative and/or a technical document.



Chapter 5 Guidelines for Preparing Management Plans and Plans of Development

When required, MPs and PODs must address the key elements of a development proposal with respect to its impacts and interaction with the environment at its broadest level. Where relevant, this will need to comprehensively address the three dimensions of the environment, being the ecology, the economy and community wellbeing, with a demonstration that ecological sustainability has been taken into account. The POD and MP should have regard, primarily, to the principal objects of the **Integrated Planning Act 1997 (IPA)**. Further detail expressing these matters should then relate to the application, as explained in this policy. Principal matters that **IPA** would seek to have addressed at a broad level are, but not limited to:

- ecological sustainability;
- use and conservation of renewable and non-renewable natural and man-made resources;
- use of energy;
- use and supply of infrastructure;
- community wellbeing.

Chapter 6 Specific Detail

1.0 Management Plans (General Criteria)

An MP is specific to the nature of a proposal and may have a particular focus on an environmental, operational or social aspect. In many cases, plans would be required. In other cases, there may be a need for a comprehensive statement relative to the way in which the activity is to be managed and operated. Depending on the nature of the activity, it may also require the submission of a performance statement on an agreed basis.

Generally, an outline of the following matters (where relevant) would need to be addressed in an MP.

1.1 Environmental

- compliance with the statutory levels of emissions, with respect to noise, sediments, particulates, vibration, water, soil and air pollutants;
- the amount and duration of time that land is cleared of vegetation and the means to revegetate or rehabilitate the land;
- the means by which waters entering and leaving the site are collected, treated and discharged;
- the means by which important habitats or rare and endangered flora and fauna are to be protected;
- the means of disposing of waste products from the site;
- the means by which site constraints will be managed, as identified in the constraint codes in this Planning Scheme, or by separate site analysis.

1.2 Operational

- compliance with current industry or Australian Standards;
- the likely number of employees or visitors to the site;
- the type and number of vehicle movements to and from the site;
- the likely demand for utility service provision;
- the likely need for expansion or increase in the scale or intensity of the activity.

1.3 Social

- the hours of use of the operation;
- the security and safety of persons visiting the premises;
- the impact of persons and associated vehicle movements on adjoining and nearby properties;
- mitigation measures to lessen the impacts on the amenity of adjoining or nearby residents.



2.0 Plans of Development (General Criteria)

A POD would normally include a range of matters to be considered both at a local and regional level. Matters to be addressed should include, but are not limited to:

- the local road network;
- public transport routes;
- pedestrian and cyclist networks;
- land use types, lot yields and densities;
- building envelopes (where involving small lot housing on lots < 450m²);
- community facilities;
- landscape site analysis and statement of landscape intent (in accordance with the guidelines provided in **Planning Scheme Policy 13 – Landscape Works Documentation Manual**);
- open space networks (including any waterways or wetlands);
- stormwater flow paths;
- environmental values and constraints;
- major servicing requirements; and
- intended staging of the development.

The above matters primarily address local issues. However, some regional matters may arise and would need to be addressed. The applicant will also need to demonstrate that matters referred to in **Part 2** of the **IPA** have been taken into account.

Chapter 7 IDAS Development Application Kit

Council has prepared an **IDAS Development Application Kit** to assist applicants to lodge development applications. Further information on PODs and MPs are contained in this kit.