

### **ROTTNEST ISLAND AUTHORITY**

## **DEVELOPMENT PLANNING GUIDELINE No 02**

# **DEVELOPMENT PLANS**

#### 1. GUIDELINE OBJECTIVES

The aim of this Development Plans Guideline is to provide Developers with the design plan requirements the RIA needs to enable an accurate and efficient assessment of a Development Application.

Development Plans submitted with a Development Application must achieve a minimum standard of presentation and detail and contain relevant information.

## 2. DEVELOPMENT PLANS STYLE GUIDE

Development Plans accompanying a Development Application for approval are to:

- a. be in hard copy on size A1 or AO sheet;
- b. be available in soft copy in dwg. and PDF format;
- c. be drawn with black lines and characters on a white background;
- d. be drawn to a scale of 1:100 or 1:200:
- e. show all measurements in the metric system;
- f. clearly illustrate and detail the proposed development in respect of all aspects of the Development Application applies;
- g. provide for buildings in plan view, including at a minimum:
  - the location and proposed use of any existing buildings to be retained as part of the development;
  - the location and use of buildings proposed to be constructed on the Site;
  - the location of buildings proposed to be demolished on the Site;
- h. provide in plan view the existing and the proposed means of access for pedestrians and vehicles to and from the Site:
  - during the development stage; and
  - as part of the completed development;
- i. show the location, number and type of bicycle parking facilities intended to be provided;

- j. show the location and details of proposed areas for stacking and loading and unloading goods or commodities from vehicles, including the means of access to and from those areas:
  - during the development stage; and
  - as part of the completed development;
- k. show the location, dimensions, design and particulars of proposed landscaping, including the retention of existing trees, vegetation, fences and walls;
- include elevations, plans and sections of any building, infrastructure or land form proposed to be constructed, installed, improved, refurbished or altered under the development;
- m. include details of all materials proposed for construction and a schedule of finishes and external and internal colours; and
- n. indicate any impact of the proposed development on the appearance of adjacent streets, on vegetation and buildings in adjacent streets and overshadowing caused by the development.

## 3. DESIGN PROPOSALS AND CONCEPTS STYLE GUIDE

Where the RIA requests submissions to a proposed development as advertised and the submission requirement calls for conceptual plans, these will be presented in the format prescribed in that advertised proposal.

Conceptual plans may include sketches, portraits, designs, models etc that are not construed as a Development Plan and do not require scaled or dimensioned details. The RIA will require, for the purpose of completing a Development Application, a suite of Development Plans that meet the requirements described in Section 2 of this Guideline.