



Application for Pre-DA Meeting with Councils Design Review Panel (DRP)

Use this form to request a meeting with Council's Design Review Panel (DRP).

This service is available for prospective applicants for development consent who wish to seek comments and advice of
DRP prior to submitting a formal Development Application.

1. Application Fee

Application fees can be obtained from council's website.

2. Details of the applicant

Mr Ms Mrs Dr Other

Given name (or A.C.N.)

Family name (or Company Name)

Unit/street no.

Street name

Suburb

State

Postcode

Daytime telephone

Mobile

Email

Contact Person (person who may be contacted to discuss the application during business hours)

3. Identify the land you propose to develop

Unit / street no.

Street name

Suburb

Postcode

Lot no.

DP/MPS no.

4. Describe what you propose to do

Please give a detailed description of your proposal:

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5. Has the following information been submitted?

	Summary of architectural proposal including an outline of what is being proposed.
	Size A3 architectural plans including shadows, elevations, Landscape and basic development envelopes
	Trimble SketchUp V22 (3D electronic model)
	Completed Compliance table provided (relevant to your proposal)
	Details about the site, including photos, information on natural features (trees, rock outcrops, watercourses) and built features (buildings, easements, utility services) and adjoining development. Also include boundary dimensions, the slope of the land and a north point.
	<p>A detailed site analysis indicating (where relevant) in relation to the site:</p> <ol style="list-style-type: none"> 1. Contours - at 1m intervals and related to Australian Height Datum. 2. Existing vegetation - in particular major trees on the site and street trees, identified by size and botanical names or common names. 3. Buildings - location and uses of existing buildings. 4. Views to and from the site. 5. Location of utility services and stormwater drainage lines and street crossings. 6. Orientation, microclimate and noise sources. 7. Any contaminated soils and filled areas. 8. Fences, boundaries and easements. 9. Any other significant site features eg rock outcrops. 10. Where relevant, the location of foreshore building lines.
	<p>And in relation to the surrounding area</p> <ol style="list-style-type: none"> 1. Location, use and height of adjacent buildings - locating window openings facing the site boundary, private open space and shadows cast on development site; 2. Views and solar access enjoyed by adjacent residents; 3. Major trees on adjacent properties; 4. The built form and character of adjacent and nearby development; 5. The difference in levels between the site and adjacent properties
	Details of any previous Design Review Forum's, Pre-Application Discussions, Development Applications that are relevant to the proposal
	Any relevant reports to support the application e.g. arborist, stormwater, waste

6 Signatures

The owner(s) of the land to be developed must sign the application (*Being the owner of the land to which this application relates, hereby consent to the making of the application and authorise and consent to entry of the Application Site by the ARAP and Council Officers for the purpose of processing this application and inspecting the subject site during the course of development/building works*).

If you are not the owner of the land, you must have all the owners sign the application. If the land is Crown land, an authorised officer of the Department of Planning must sign the application.

As the owner(s) of the above property, I / we consent to this application:

Details of the owner

Mr Ms Mrs Dr Other

First name

Family name / Company Name

Flat/street no.

Street name

Suburb or town

State

Postcode

Owners Signature

Owners Signature

Name

Name

Date

Date

The applicant must sign the application.

I hereby apply for a Pre Development Application meeting with Council's Design Review Panel. I further acknowledge that the advice I may be provided relates solely to the architectural and urban design aspects of the proposed development, and that upon submission of any subsequent development application to Council, the proposed development will be the subject of a detailed assessment in accordance with the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979.

I therefore accept all responsibility for ensuring that the proposed development will comply with all relevant policies, planning objectives and development standards as outlined in any applicable Council Local Environmental Plan or Development Control Plan.

Applicants Signature

Applicants Signature

Name

Name

Date

General & Town Houses Compliance Table

Title and description of application

The controls below outline compliance with LEP 2015.

Architects name and registration number:			
Standard/Control	Proposed	LEP 2015	Complies
Zone			
Building Height			
Building Density			
Landscaped Area			

The controls below outline compliance with DCP 2015.

Standard/Control	Proposed	DCP 2015	Complies
Setbacks			
Street			
Side boundary 1			
Side boundary 2			
Rear boundary			
Car Parking –			
Adaptable units			

Residential Flat Building Compliance Table

Title and description of application

The controls below outline compliance with LEP 2015.

Architects name and registration number:			
Standard/Control	Proposed	LEP 2015	Complies
Zone			
Building Height			
Building Density			
Landscaped Area			

The controls below outline compliance with DCP 2015.

Standard/Control	Proposed	DCP 2015	Complies
Setbacks			
Street			
Side boundary 1			
Side boundary 2			
Rear boundary			
Car Parking –			
Adaptable units			

Compliance with the ADG controls are set out below:

Standard/Control	Required	Proposed	Complies?
Solar access	Living rooms and private open space, 2 hours direct sunlight in mid-winter to 70% of units.		
Units receiving no direct sun light between 9am and 3pm mid winter.	15% maximum		
Natural ventilation	60% of units to be naturally cross ventilated.		
Building Separation Part 2F	<p><u>Up to 4 storeys (approx 12m)</u></p> <ul style="list-style-type: none"> • 12m between habitable rms/balconies • 9m between habitable and non-habitable rms • 6m between non-habitable rms. <p><u>5 to 8 storeys (approx 25m)</u></p> <ul style="list-style-type: none"> • 18m between habitable rms/balconies • 12m between habitable and non-habitable rms • 9m between non-habitable rms. 		
Part 3F Visual Privacy Separation from side and rear boundaries.	<p><u>Up to 4 storeys (approx 12m)</u></p> <ul style="list-style-type: none"> • 6m habitable rms/balconies • 3m non-habitable rms <p><u>Up to 25m (5-8 Storeys)</u></p> <ul style="list-style-type: none"> • 9m habitable rms/balconies • 4.5m non-habitable rms 		
Communal Open Space	25 % of site area		
Maximum depth of open plan layout that combines living, dinning and kitchen	8m		
Width of primary balcony	1 and 2 bed, Minimum 2m 3 bed, minimum 2.4m		
Apartment Size	Minimum areas Studio - 35sqm 1 bed - 50sqm 2 bed - 70sqm 3 bed - 90sqm		